



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
July 9, 2024
6:00 P.M.

1. Call Meeting To Order
2. Roll Call
3. Opening Remarks By The Chair and Commissioners
4. Citizens Comments
5. Swearing of Witnesses
6. Pending Business
 - A. None
7. New Business
 - A. DETAILED DEVELOPMENT PLAN - The applicant, FORESTAR REAL ESTATE GROUP, INC., is requesting approval of the Detailed Development Plan and final plat for Canal Heights Section 1 & 2. Property is located at 4633 Chambersburg Road (DDP 24-14).

- B. BASIC DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, LLC, is requesting approval of a Basic Development Plan for 168-unit market rate multifamily community comprised of a mix of 1 and 2 bedroom units. Property is located at State Route 201 and Carriage Trails Parkway (BDP 24-13).
- C. MINOR CHANGE - The applicant, BUC-EE'S HUBER HEIGHTS, LLC, requests approval for a Minor Change to the Detailed Development Plan for a 125' tall highway-oriented pylon sign (MC 24-09).

8. Additional Business

- A. None

9. Approval of Minutes

- A. Without objection the minutes of the June 11, 2024, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

- A. August 13, 2024
September 10, 2024

12. Adjournment

AI-10169

7. A.

Planning Commission

Meeting Date: 07/09/2024

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, FORESTAR REAL ESTATE GROUP, INC., is requesting approval of the Detailed Development Plan and final plat for Canal Heights Section 1 & 2. Property is located at 4633 Chambersburg Road (DDP 24-14).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Drawings

Letter

Legal Description

Fire Assessment

Memorandum

Staff Report for Meeting of July 9, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: July 2, 2024

Subject: DDP 24-14 Detailed Development Plan and Final Plat
Canal Heights: Section 1 & 2

Application dated June 18, 2024

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Forestar Real Estate Group – Applicant
Meridian Land Group LTD & Wild Creek Properties
LTD - Owners

DEVELOPMENT NAME: Canal Heights (formerly Villages of Westport)

ADDRESS/LOCATION: Northern parcel at intersection of Chambersburg Road
and Churchill Downs Place.

ZONING/ACREAGE: Planned Residential / 172.511

EXISTING LAND USE: Residential / Vacant

**ZONING
ADJACENT LAND:** PP, PC

REQUEST: The applicant requests approval of the detailed
development plan and final plat for Canal Heights
Section 1 & 2.

ORIGINAL APPROVAL: Planning Commission recommended approval of the
Villages of Westport Basic Development Plan on
October 26, 2021.

APPLICABLE HHCC: Chapter 1171, 1172

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests approval of the detailed development plan and final plats for the first two sections of the Canal Heights subdivision, formerly called the Villages of Westport. The approved basic development plan calls for 291 lots on 171 acres, which yields an average density of 1.7 units/acre. No changes from the approved basic development plan are contemplated at this time.

Section 1 contains 71 lots on 51.98 acres. Approximately 33.4 acres are reserved for open space.

Section 2 contains 46 lots on 30.24 acres. Approximately 18.4 acres are reserved for open space.

The original rezoning request was approved with the following conditions (only the relevant conditions are listed):

- 1) The minimum setbacks shall be 25-foot front yard, 25-foot rear yard, 5-foot side yard.
- 2) A minimum of 25% of the surface area of the front facade shall be finished with brick or stone masonry products.
- 3) Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.
- 4) Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per the City's Throughfare Plan.
- 5) A 20' preservation zone shall be placed along the east boundary line.

Conformance with Zoning Regulations

The proposal conforms to the regulations outlined in Chapter 1172, Planned Residential District. Updated HOA and development covenants have not been finalized, therefore staff recommends the conditions of approval outlined in the original rezoning ordinance be included in the conditions of approval of this detailed development plan.

The HOA will be responsible for the care and maintenance of all common areas.

Other development considerations

The City will be constructing an 11-foot multi-use path along the north side of Chambersburg Road in 2026. The subdivision regulations require five-foot sidewalks along Chambersburg. Staff recommends the applicant grade and compact the area for the 11-foot multi-use path but is only required to construct a 5-foot sidewalk. The City will add an additional 6-feet as part of the larger construction project in 2026.

Standards for Approval

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

- (a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.*
- (b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards and regulations.*

Staff Analysis

The applicant requests approval of the detailed development plan and final plat for the first two sections of the Canal Hights subdivision. The approved basic development plan calls for 291 lots on 171 acres, which yields an average density of 1.7 units/acre.

Section 1 contains 71 lots on 51.98 acres. Approximately 33.4 acres are reserved for open space.

Section 2 contains 46 lots on 30.24 acres. Approximately 18.4 acres are reserved for open space.

The proposed detailed development plan meets all requirements of the basic development plan approved by the Planning Commission.

Additional Comments:

Fire: See attached comments.

City Engineer:

- Chambersburg Road widening and sidewalk improvement designs shall be coordinated with Choice One Engineering, the firm designing the Chambersburg Road widening and shared use path project.

Recommendation

Staff recommends approval of the detailed development plan and final plats submitted on June 18, 2024, with the following conditions:

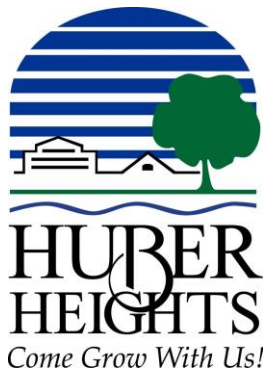
1. The record plans and HOA covenants shall include the conditions outlined in the rezoning ordinance for Villages of Westport.

2. The applicant grades and compacts the area for the 11-foot multi-use path but is only required to construct a 5-foot sidewalk.
3. The Chambersburg Road widening and sidewalk improvement designs shall be coordinated with Choice One Engineering.
4. The applicant shall comply with all fire department requirements.
5. Development covenants shall require at least one street tree per lot.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

- 1) Approve the Detailed Development Plan; or,
- 2) Deny the Detailed Development Plan.



Planning Commission Decision Record

WHEREAS, on June 18, 2024, the applicant, FORESTAR REAL ESTATE GROUP, INC, requested approval of the Detailed Development Plan and final plat for Canal Heights Section 1 & 2. Property is located at 4633 Chambersburg Road, further identified as Parcel Numbers P70 04008 0004 and P70 04008 0006 of the Montgomery County Auditor's Map (Case DDP 24-14), and;

WHEREAS, on July 09, 2024, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, FORESTAR REAL ESTATE GROUP, INC, for approval of a Detailed Development Plan and final plat. Property is located at 4633 Chambersburg Road (Case DDP 24-14), in accordance with the recommendation of Staff's Memorandum dated July 2, 2024, with the following conditions:

1. The record plans and HOA covenants shall include the conditions outlined in the rezoning ordinance for Villages of Westport.
2. The applicant grades and compacts the area for the 11-foot multi-use path but is only required to construct a 5-foot sidewalk.
3. The Chambersburg Road widening and sidewalk improvement designs shall be coordinated with Choice One Engineering.
4. The applicant shall comply with all fire department requirements.
5. Development covenants shall require at least one street tree per lot.

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried.

Terry Walton, Chair
Planning Commission

Date

W:\PROJECTS\FORESTAR\Ohio763863-01 Canal Heights\03-CIVIL\SEC 1\PLAN_A_763863_COVER SHEET.dwg - 01/19/2024 - Steven Shelton

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS SPECIFICATIONS AND STANDARD DRAWINGS. IF NO CITY STANDARD IS AVAILABLE, THEN STANDARD DRAWINGS AND SPECIFICATIONS FROM THE MONTGOMERY COUNTY, OHIO ENGINEERING DEPARTMENT OR THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIALS SPECIFICATIONS" (LATEST EDITION) SHALL BE FOLLOWED.
- ALL UTILITY TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENTS SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH CITY SPECIFICATIONS AND COMPACTED BEFORE SUB-GRADE APPROVAL.
- ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.
- ALL CATCH BASINS (CURB AND GUTTER INLET) ODOT TYPE 3A UNLESS OTHERWISE SPECIFIED. THE CASTING HOOD SHALL HAVE "DUMP NO WASTE" LETTERING AND FISH IMAGE.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE ASTM C-76, CLASS IV, UNLESS OTHERWISE NOTED.
- ALL MANHOLES TO BE TYPE "A", UNLESS OTHERWISE NOTED.
- CHANNEL BOTTOMS OF ALL MANHOLES.
- CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
- CONCRETE CURBING TO BE A TYPE SPECIFIED IN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS. EXTRUDED CURB IS NOT PERMITTED.
- ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
- SITE GRADING WITHIN SUBDIVISIONS SHALL BE SUCH THAT ALL LOTS WILL READILY DRAIN. LOTS SHALL HAVE A 1.5% MINIMUM SLOPE IN GRASS AREAS. OVERLAND FLOW ON LOTS SHALL BE LIMITED TO A MAXIMUM DISTANCE OF THREE HUNDRED (300) FEET UNLESS APPROVED BY THE CITY ENGINEER.
- ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE DAYTON POWER & LIGHT CO. AT 937-866-3303, AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THESE MAY INVOLVE THE USE OF HAY AND STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON EXISTING PAVED AND GRAVELED AREAS. FOR RESIDENTIAL AND SMALL CONSTRUCTION SITES - PRIOR TO ANY SITE DISTURBANCE, THE CONTRACTOR SHALL HAVE IN PLACE EROSION CONTROL MEASURES PER EPA 830-F-15-001 GUIDELINES FOR STORMWATER PREVENTION.
- ROOF AREA DRAIN LINES SHALL NOT BE EXTENDED THROUGH CURBS BUT SHALL BE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM.
- ALL METAL CASTINGS SHALL BE PAINTED WITH TWO COATS OF BLACK ASPHALTUM PAINT.
- ALL EXISTING MONUMENTS SHALL BE PROTECTED AND OR REFERENCED BY THE CONTRACTOR. MONUMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON MONTGOMERY COUNTY STANDARD CONSTRUCTION DRAWING MC-1. MONUMENT BOXES SHALL BE LOCATED AT ROADWAY PI, PC, PT POINTS AS WELL AS CROSS STREETS CENTERLINE.
- CONSTRUCTION STAKING MUST BE FURNISHED FOR THE CITY INSPECTOR TO VERIFY CONFORMANCE TO THE DESIGN. PLAN/CONSTRUCTION STAKING IS REQUIRED AT SUFFICIENT DENSITY TO ENSURE THE CITY INSPECTOR CAN VERIFY THE WORK PERFORMED BY THE CONTRACTOR. CONTACT THE CITY INSPECTOR TO ENSURE ADEQUATE CONSTRUCTION STAKING IS FURNISHED.
- SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200 FT INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYERS. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB AND 6" BEHIND THE BACK OF CURB AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE. AT THE LOW SIDE OF THE PROPERTY, A 2 INCH TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1-4 HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.

WATER NOTES

- THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
- WATER MAINS, BENDS AND FITTINGS SHALL BE ZINC COATED DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C-151). CLASS 53. MECHANICAL JOINT FITTINGS DO NOT HAVE TO BE ZINC COATED. THE USE OF STANDARD DUCTILE IRON (ANSI A-21.51, AWWA C-151) CLASS 53 PIPE HAS TO BE PRE-APPROVED BY THE CITY ENGINEER. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.
- ALL WATER MAINS SHALL HAVE 4'-6" MINIMUM COVER.
- NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, AND FLUSHED FOR 12 HOURS MINIMUM. NO TAPPING WILL BE PERMITTED IN INCLEMENT WEATHER.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
- ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
- ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
- ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. THE FIRE HYDRANT IS TO BE INSTALLED AS PER THE DETAIL LOCATED WITHIN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS.
- WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
- ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
- ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A 2' MAXIMUM ANCHOR PIPE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
- ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
- GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
- ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A-423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-1/2" OUTLETS WITH CITY OF DAYTON THREADS.
- ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1" SQUARE.
- THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
- FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
- WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
- BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
- ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.

SANITARY NOTES

- THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
- SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC S3034 SDR 26.
- SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
- ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
- WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
- ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
- ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE PLASTIC. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE IRON TRAFFIC BEARING WITH VENT HOLES TO BE AT THE OPTION OF THE CITY ENGINEER.



CESO
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FORESTAR

CANAL HEIGHTS

SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID	Description	Date
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Project Number: 763863

Scale: AS SHOWN

Drawn By: SJS

Checked By: JEE

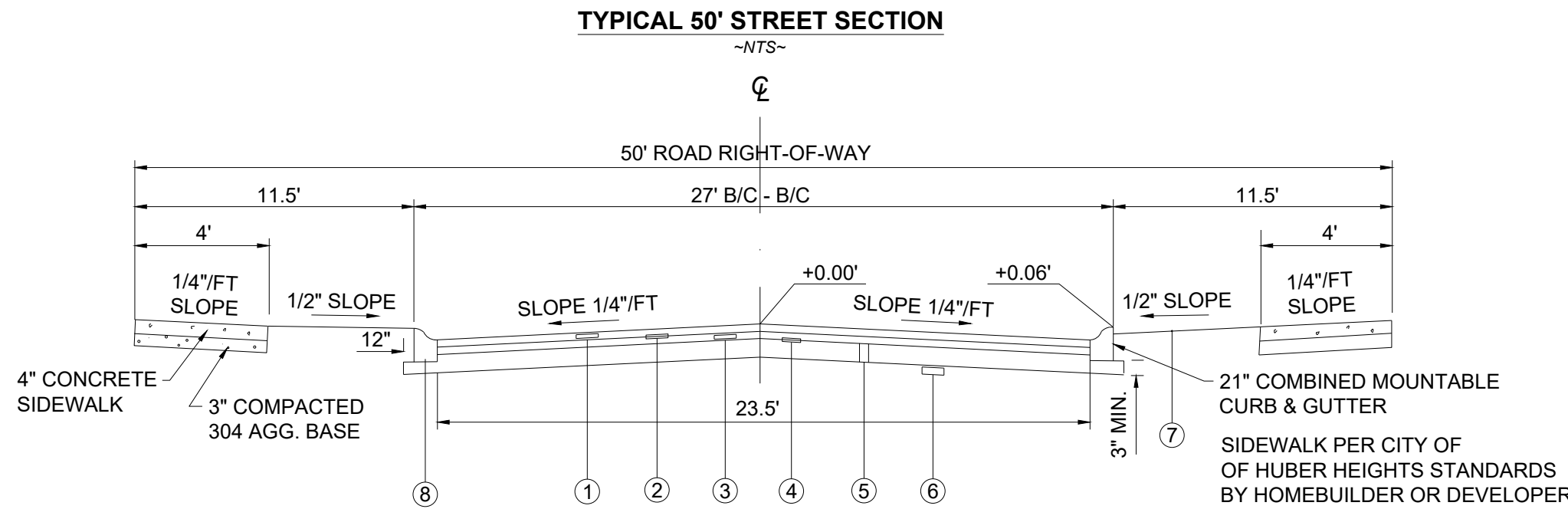
Date: JUNE 18, 2024

Issue: CONSTRUCTION

Drawing Title:
GENERAL NOTES

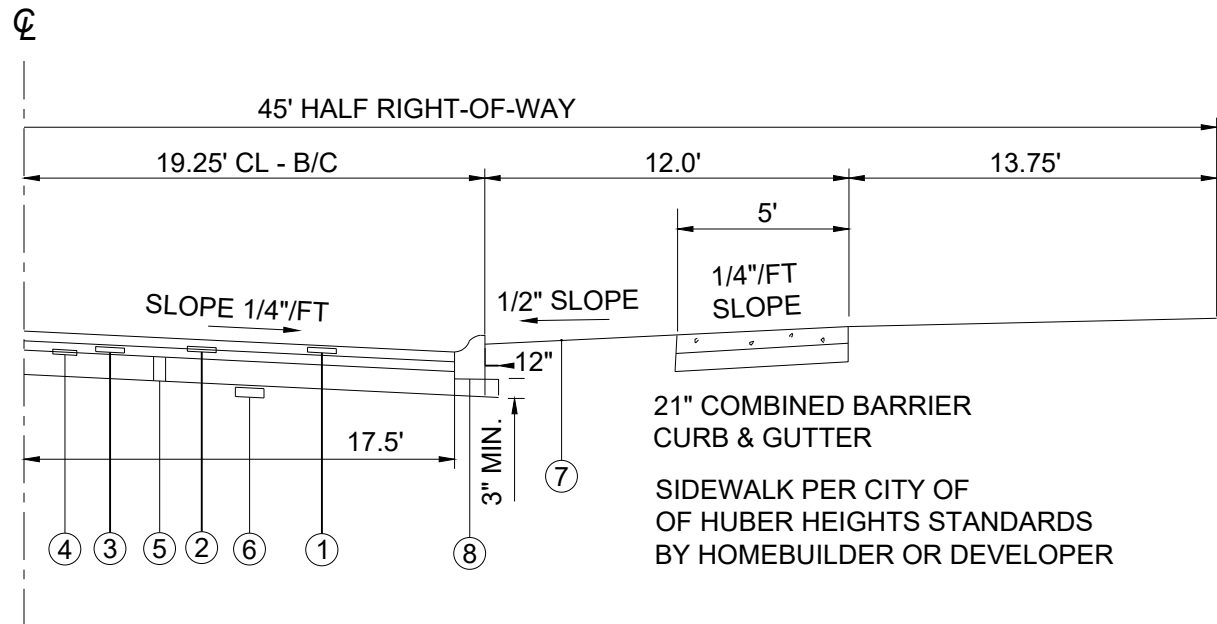


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- ① ITEM 441 (TYPE 1): ASPHALT SURFACE COURSE (1 1/4" SURFACE COURSE).
② ITEM 407: TACK COAT TRACKLES NT SS-1HM TRACKLESS TACK @ 0.1 GAL./S.Y.
③ ITEM 441 (TYPE 2): ASPHALTIC CONCRETE (1 3/4" LEVELING COURSE).
④ ITEM 408: BITUMINOUS PRIME COAT MC-30 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
⑤ ITEM 304: AGGREGATE BASE (10" TOTAL - MAX. 4" LIFTS)
⑥ ITEM 203: SUBGRADE COMPACTION
⑦ ITEM 659: SEEDING AND MULCHING
⑧ MOUNTABLE CURB & GUTTER

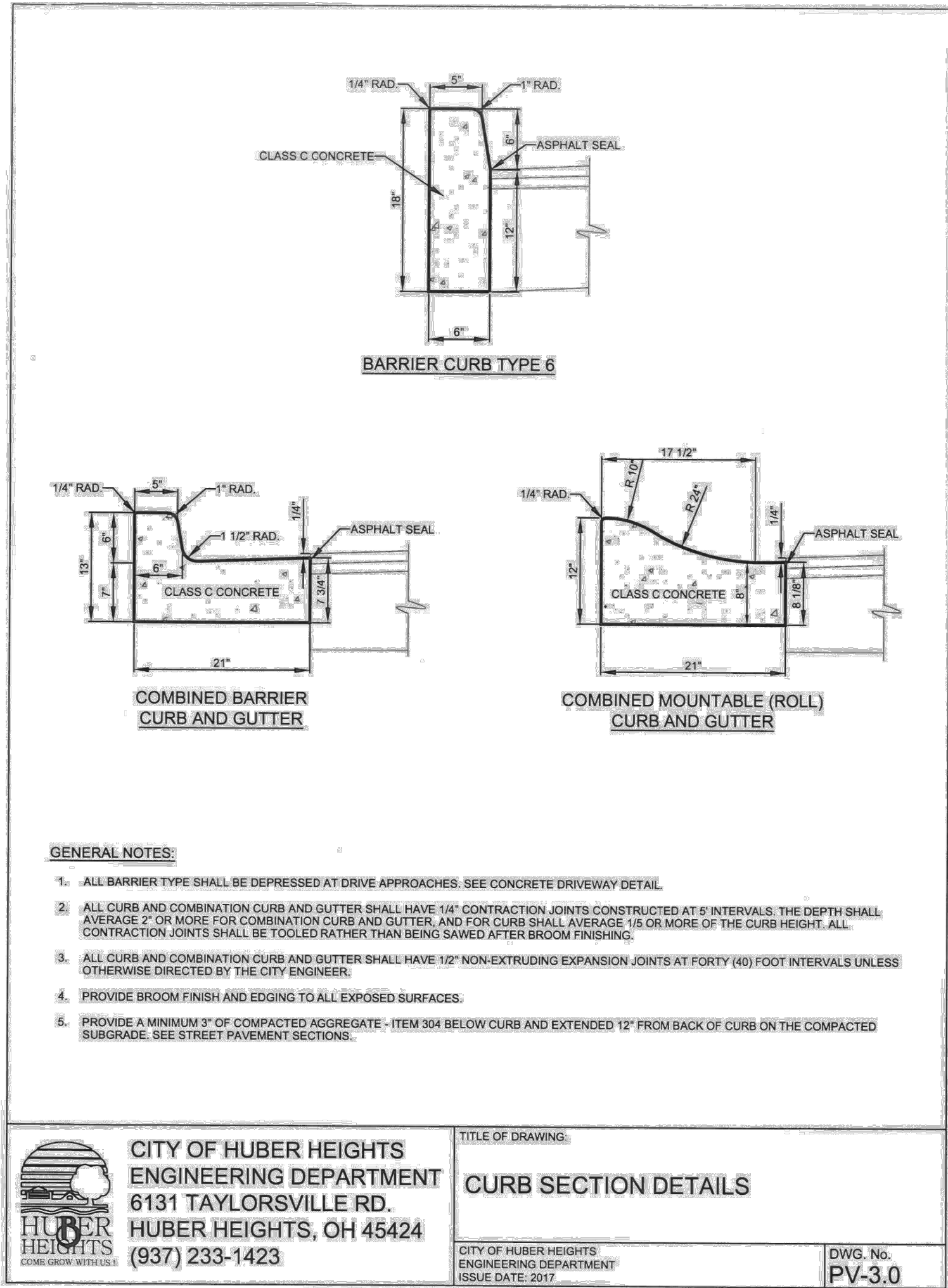
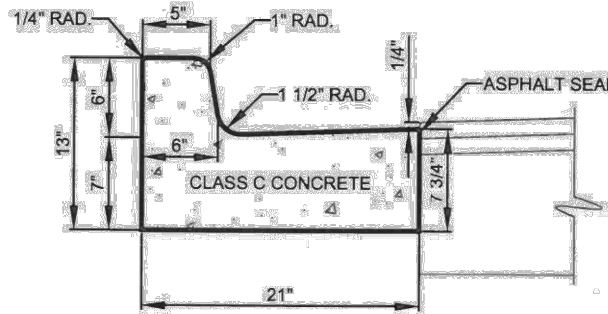
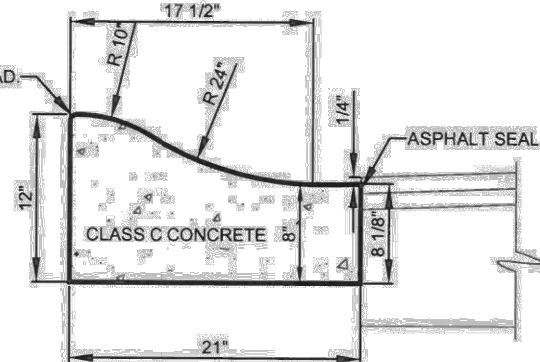
MINOR COLLECTOR STREET SECTION - CHAMBERSBURG RD WIDENING
~NTS~



- ① ITEM 441 (TYPE 1): ASPHALT SURFACE COURSE (1 1/2" SURFACE COURSE).
② ITEM 407: TACK COAT TRACKLES NT SS-1HM TRACKLESS TACK @ 0.1 GAL./S.Y.
③ ITEM 441 (TYPE 2): ASPHALTIC CONCRETE (2 1/2" LEVELING COURSE).
④ ITEM 408: BITUMINOUS PRIME COAT MC-30 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
⑤ ITEM 304: AGGREGATE BASE (10" TOTAL - MAX. 4" LIFTS)
⑥ ITEM 203: SUBGRADE COMPACTION
⑦ ITEM 659: SEEDING AND MULCHING
⑧ BARRIER CURB & GUTTER

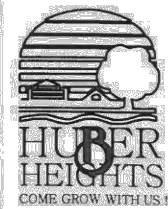
NOTES:

1. ITEM 441 (TYPE 1) ASPHALT SURFACE COURSE SHALL NOT BE APPLIED UNTIL ITEM 441 (TYPE 2) ASPHALT LEVELING COURSE HAS BEEN IN PLACE AT LEAST 9 MONTHS. ANY ITEM 441 (TYPE 2) DETERIORATION OR SETTLEMENT THAT HAS DEVELOPED DURING THIS PERIOD SHALL BE REMOVED AND REPLACED BEFORE THE ITEM 441 (TYPE 1) COURSE IS APPLIED.
2. ITEM 407 TACK COAT SHALL BE APPLIED JUST PRIOR TO THE FINAL COURSE OF ITEM 441 LEVELING COURSE IF DIRECTED BY THE CITY ENGINEER
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATION AND/OR AS MODIFIED BY THE CITY OF OF HUBER HEIGHTS.
4. ALL UTILITY TRENCHES WITHIN THE STREET RIGHT OF WAY MUST BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL TO SUBGRADE ELEVATION (SEE DETAIL)
5. ALL SUBGRADE TO BE COMPACTED TO 95% OF THE MATERIALS MAXIMUM DENSITY BASED ON OPTIMUM WATER CONTENT OF THE SOIL (AASHTO DESIGNATION T-180-57 METHOD "C") TO THE REQUIRED CROWN BEFORE PLACING THE BASE OR ASPHALT COURSES.



GENERAL NOTES:

1. ALL BARRIER TYPE SHALL BE DEPRESSED AT DRIVE APPROACHES. SEE CONCRETE DRIVEWAY DETAIL.
2. ALL CURB AND COMBINATION CURB AND GUTTER SHALL HAVE 1/4" CONTRACTION JOINTS CONSTRUCTED AT 8' INTERVALS. THE DEPTH SHALL AVERAGE 2" OR MORE FOR COMBINATION CURB AND GUTTER, AND FOR CURB SHALL AVERAGE 1/4" OR MORE OF THE CURB HEIGHT. ALL CONTRACTION JOINTS SHALL BE TOOLED RATHER THAN BEING SAWS AFTER BROOM FINISHING.
3. ALL CURB AND COMBINATION CURB AND GUTTER SHALL HAVE 1/2" NON-EXTRUDING EXPANSION JOINTS AT FORTY (40) FOOT INTERVALS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
4. PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES.
5. PROVIDE A MINIMUM 3" OF COMPACTED AGGREGATE - ITEM 304 BELOW CURB AND EXTENDED 12" FROM BACK OF CURB ON THE COMPACTED SUBGRADE. SEE STREET PAVEMENT SECTIONS.



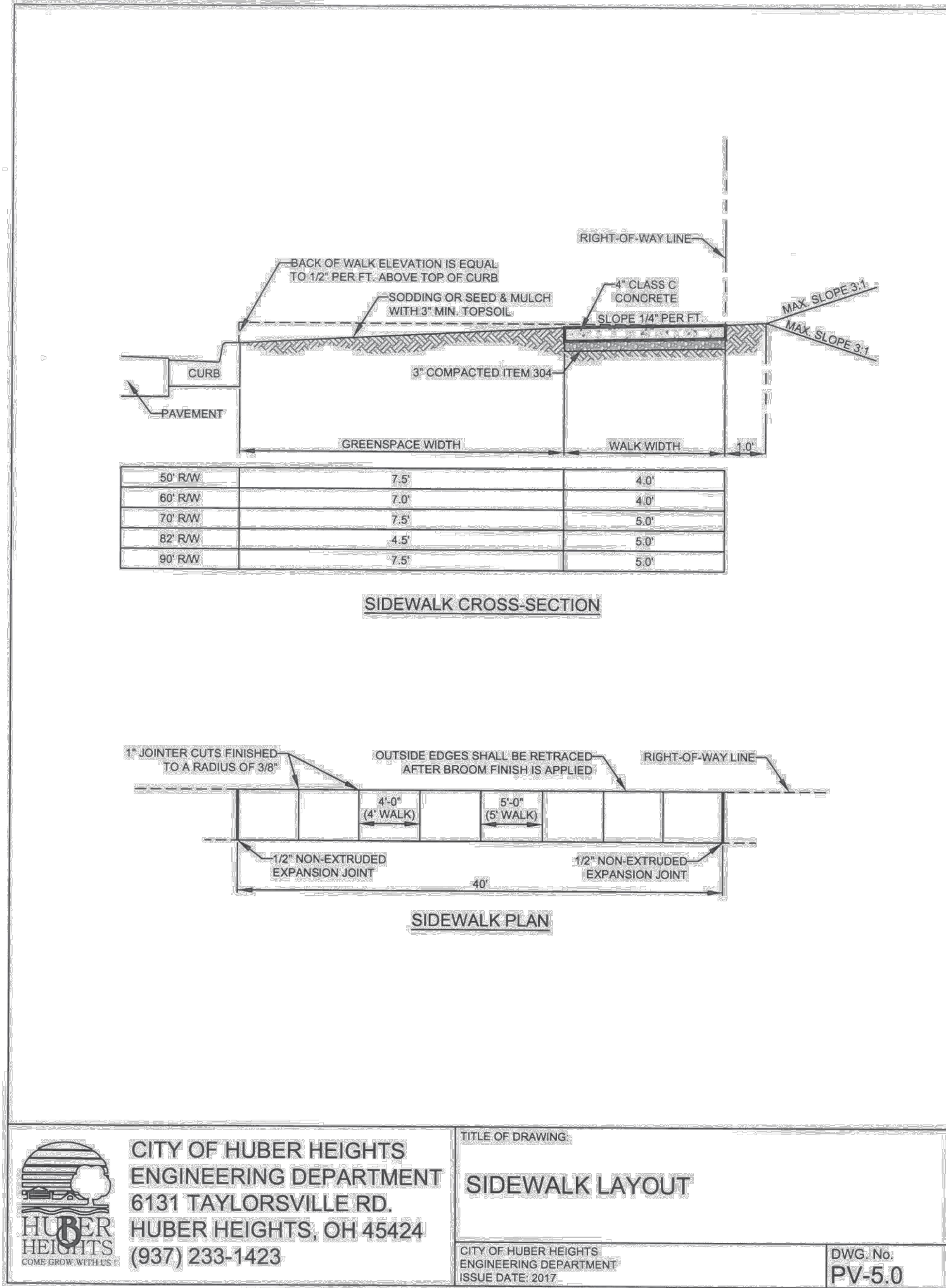
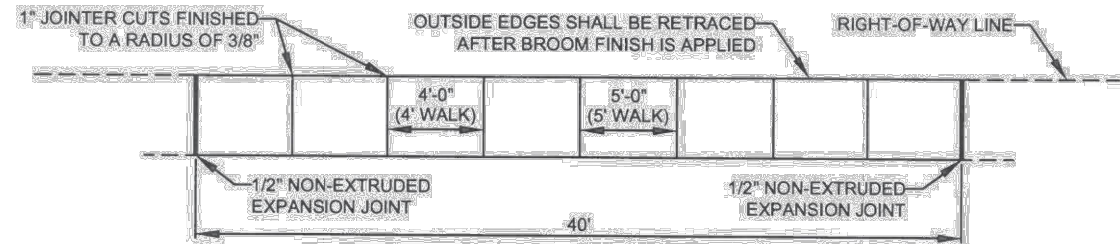
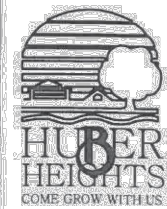
CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:

CURB SECTION DETAILS

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No:
PV-3.0



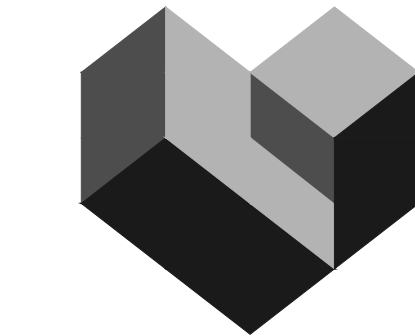
CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:

SIDEWALK LAYOUT

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No:
PV-5.0



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CANAL HEIGHTS
SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

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Project Number: 763863

Scale: AS SHOWN

Drawn By: SJS

Checked By: JEE

Date: JUNE 18, 2024

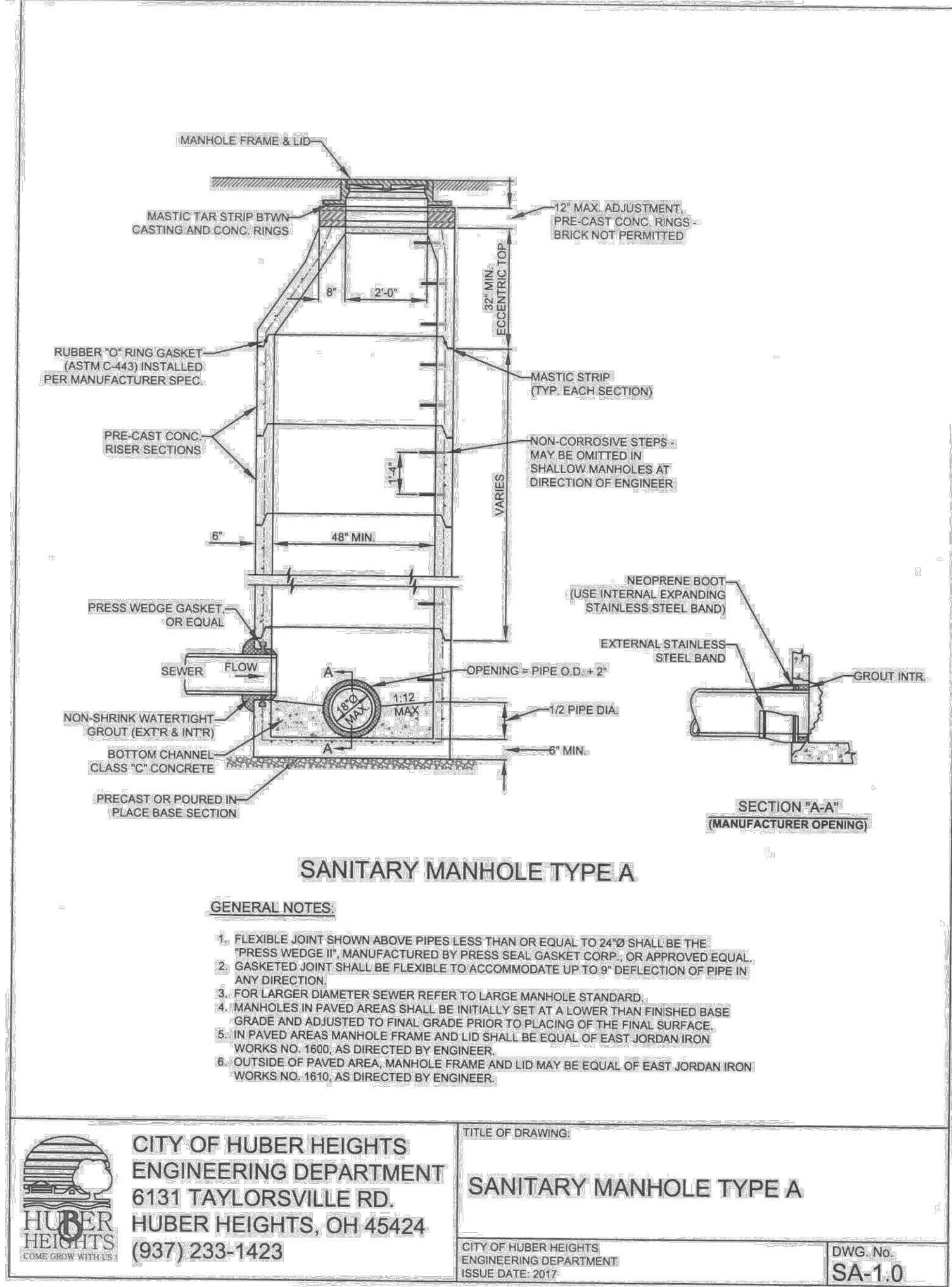
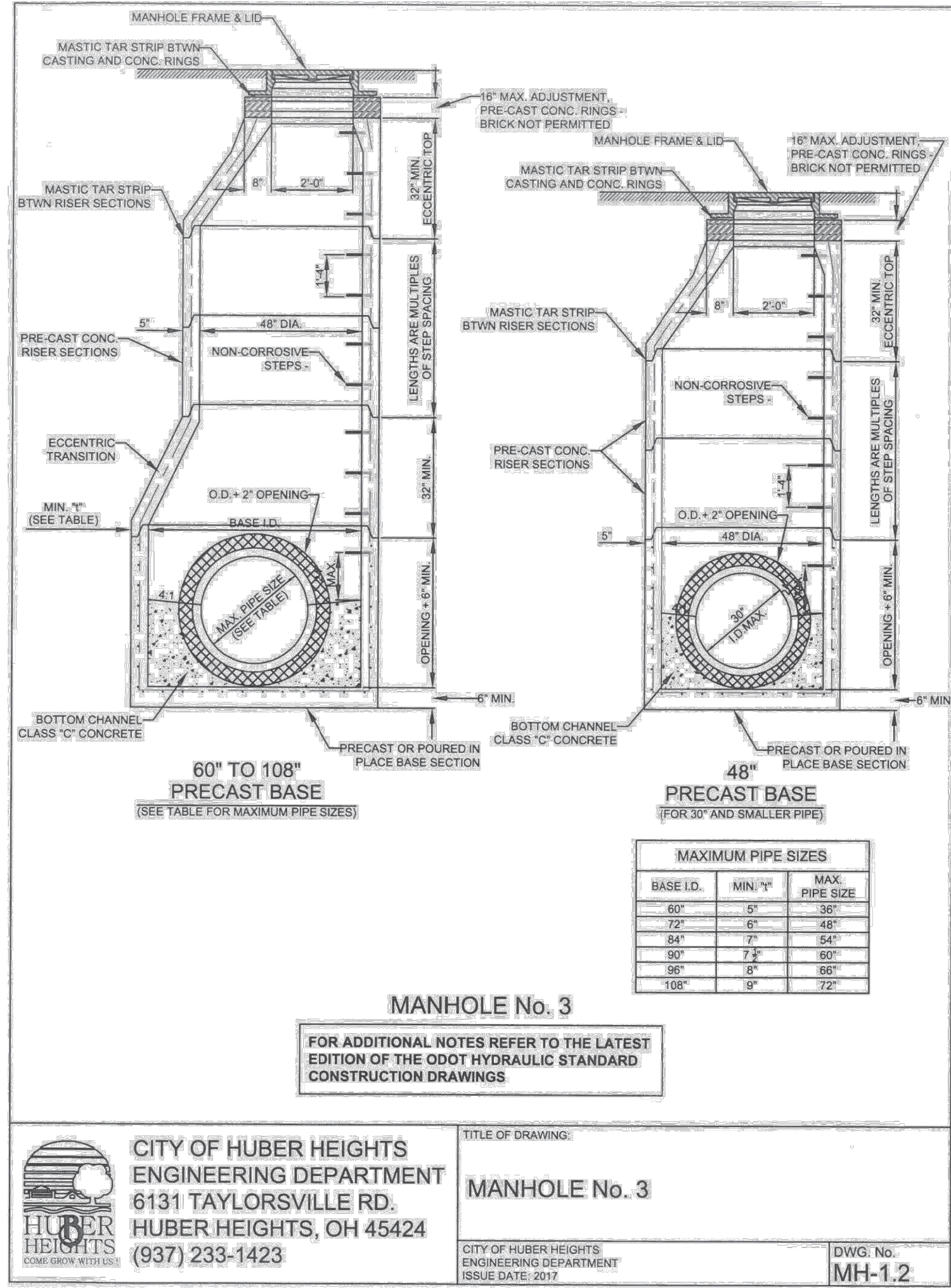
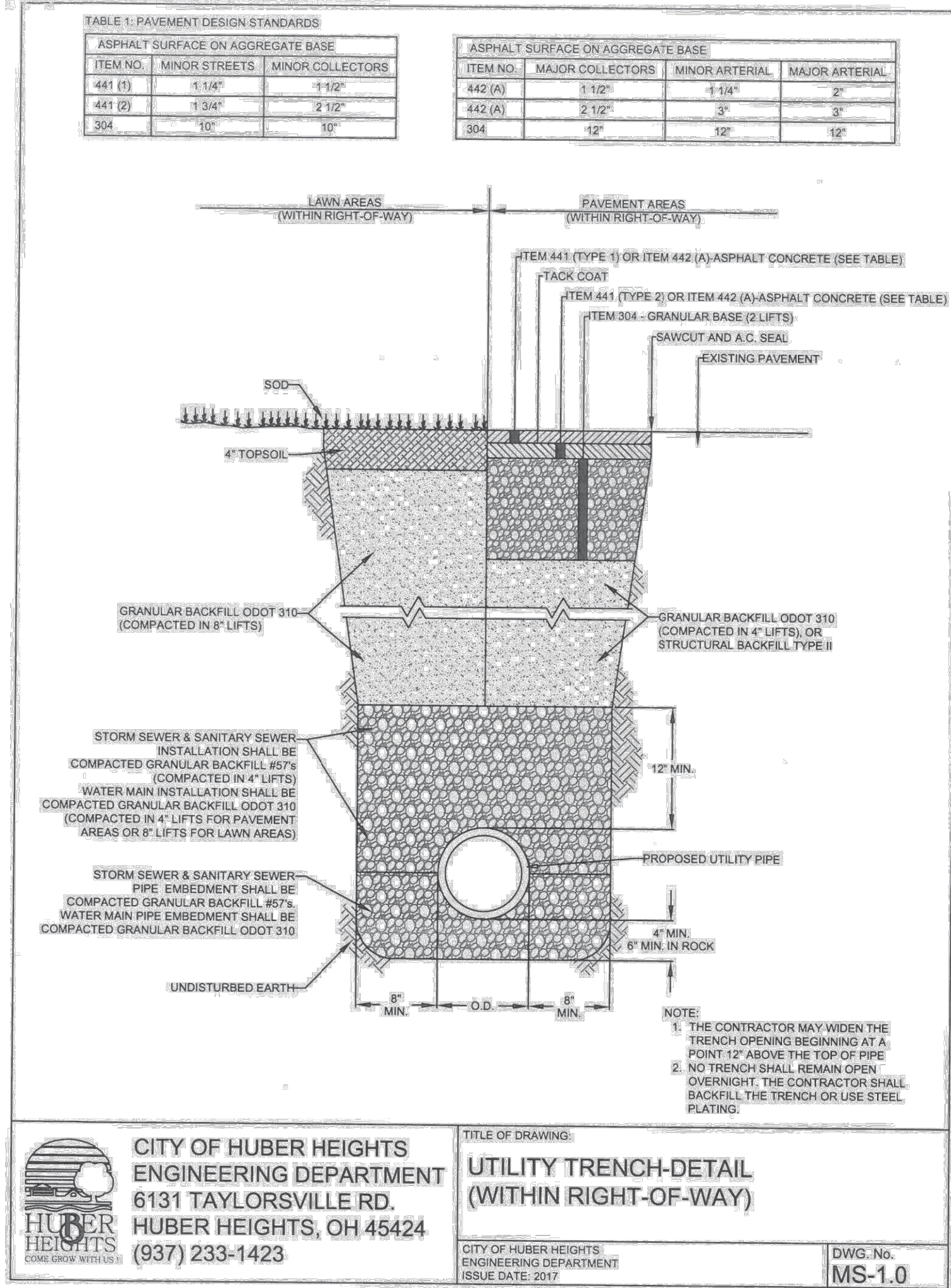
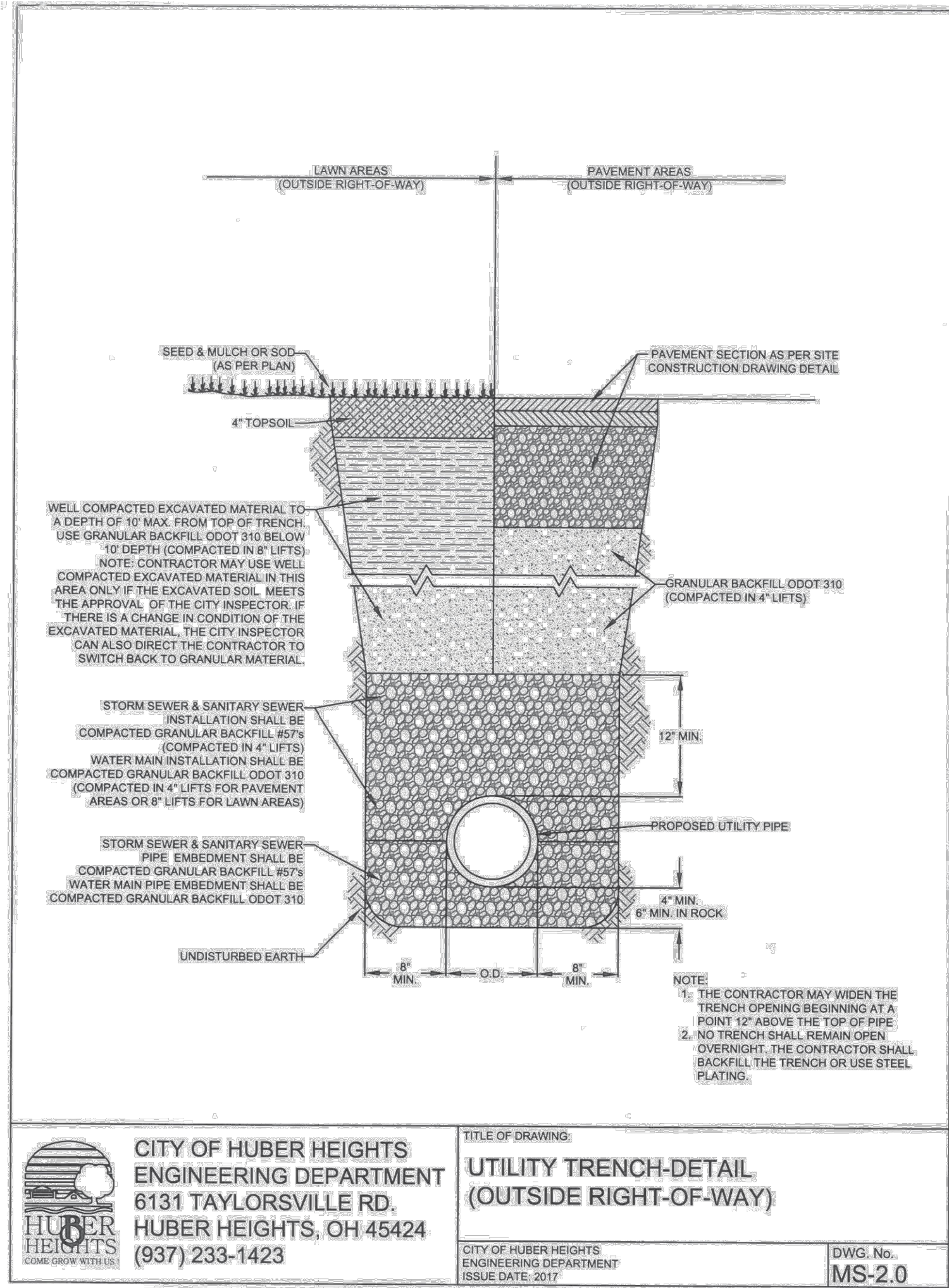
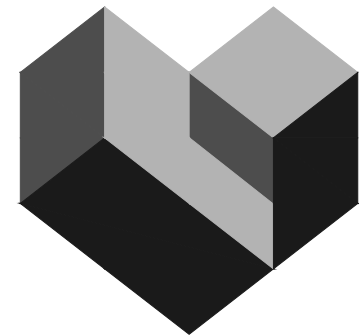
Issue: CONSTRUCTION

Drawing Title:

ROAD SECTION &
DETAILS



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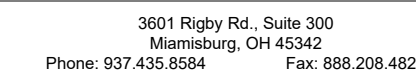
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Issue: CONSTRUCTION

Drawing Title:

UTILITY DETAILS





CITY OF HUBER HEIGHTS, OHIO

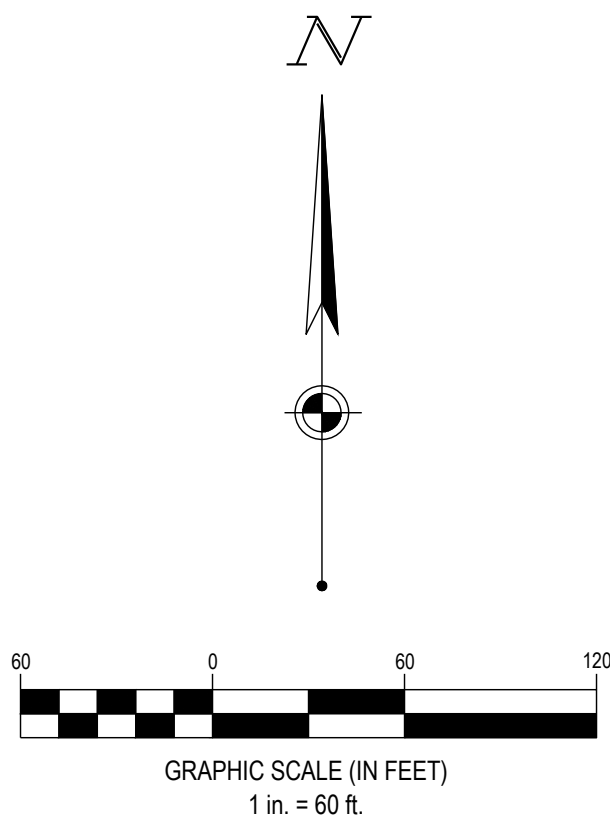


OHIO
Utilities Protection
SERVICE

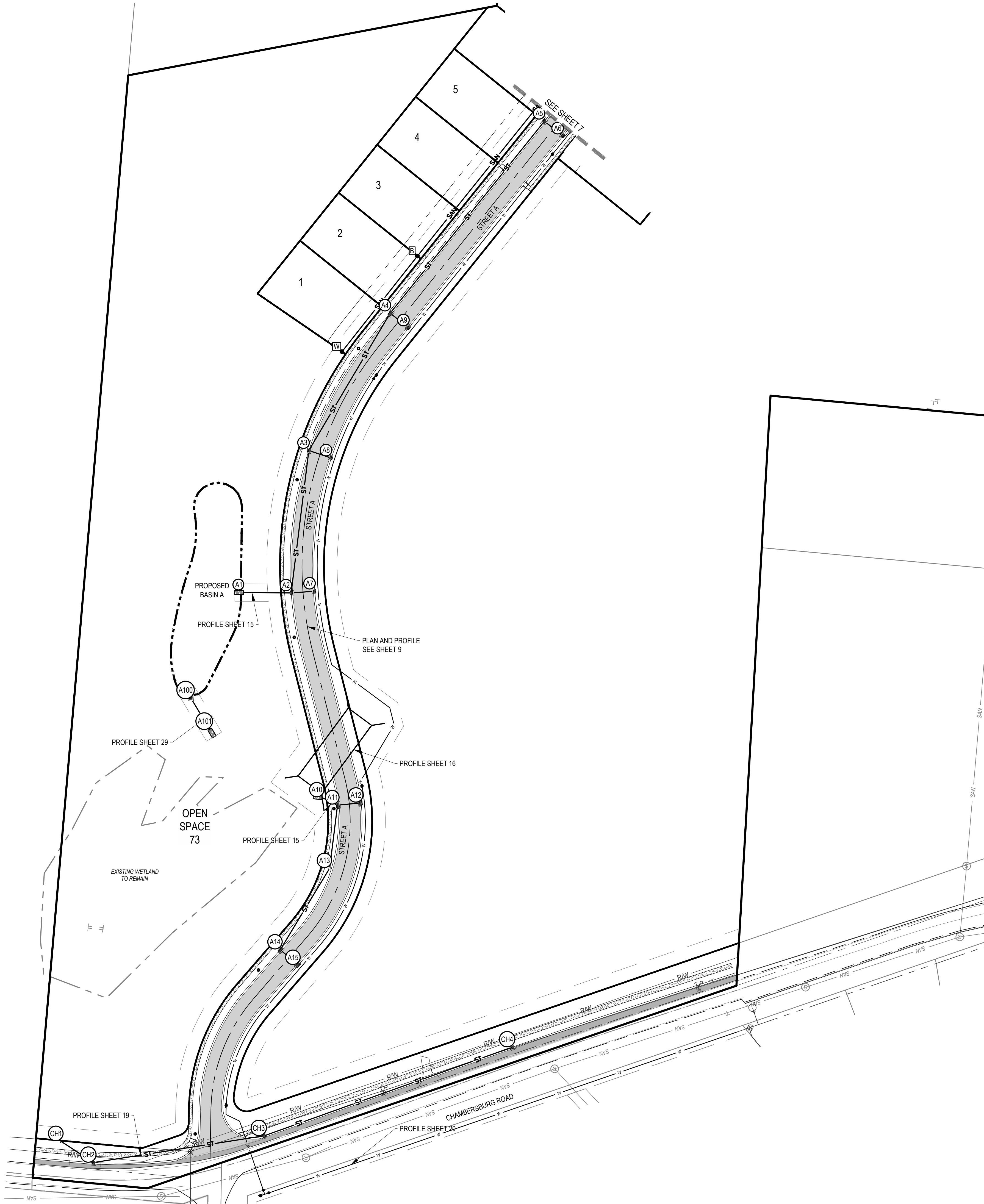
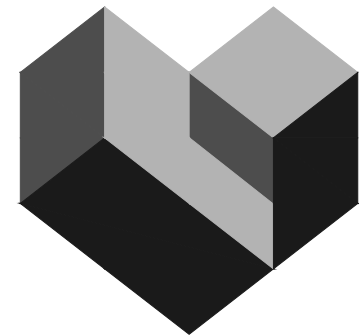
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LEGEND	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING R/W
	EXISTING CENTERLINE
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURE
	EXISTING WATER STRUCTURES
	EXISTING WETLAND (TO REMAIN)
	EXISTING WETLAND (TO BE MITIGATED)
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT/VALVE



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CITY OF HUBER HEIGHTS, OHIO

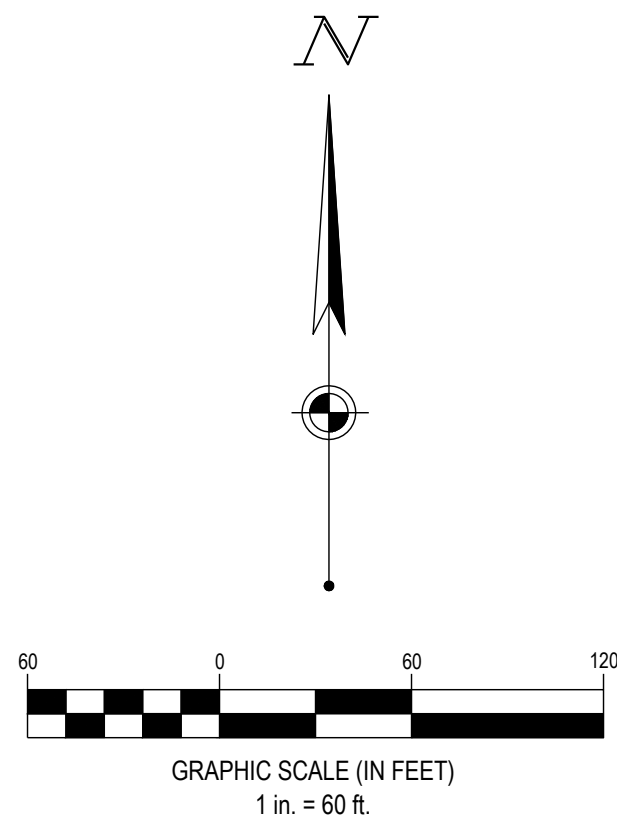
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ID	Description	Date

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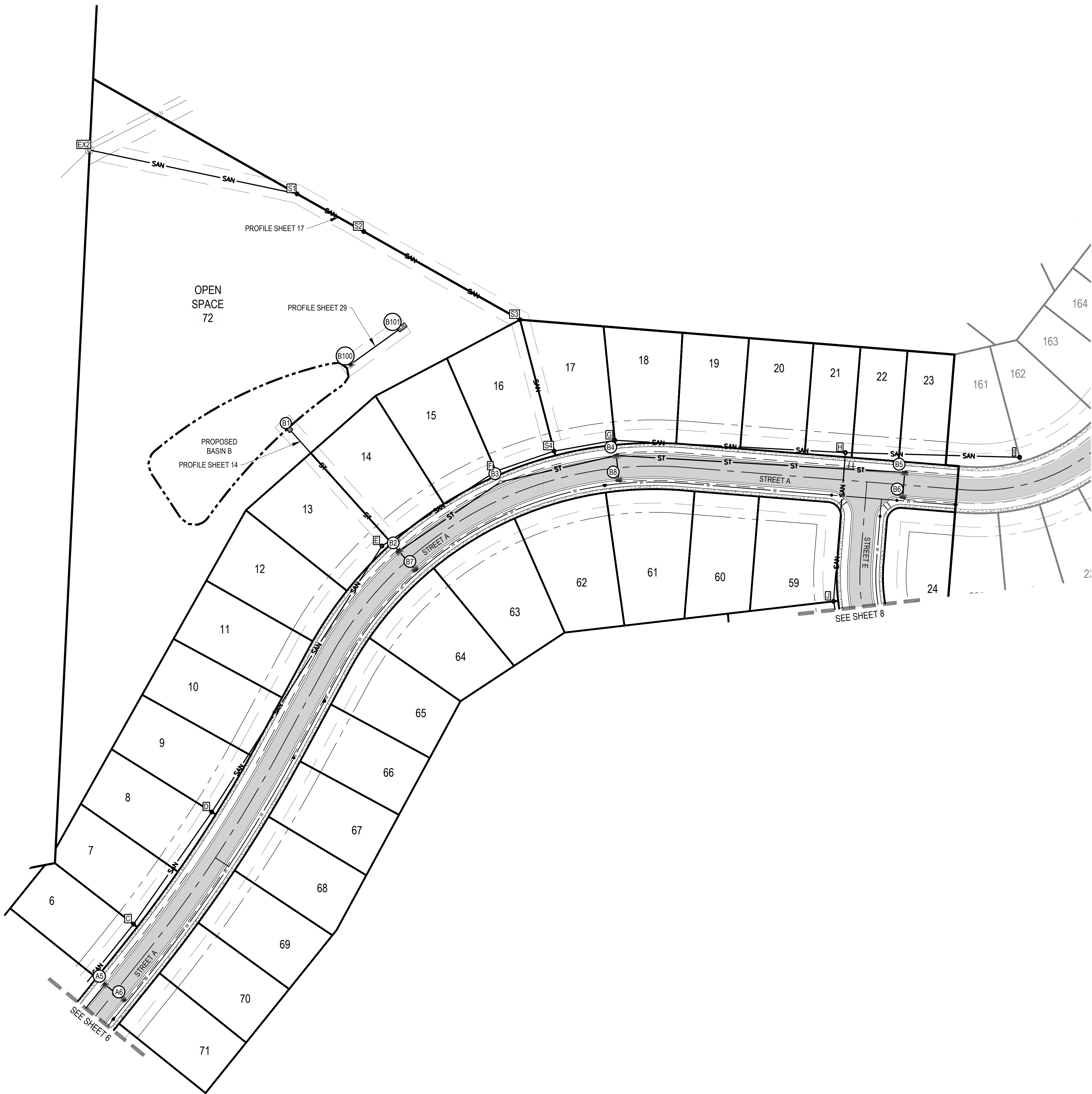
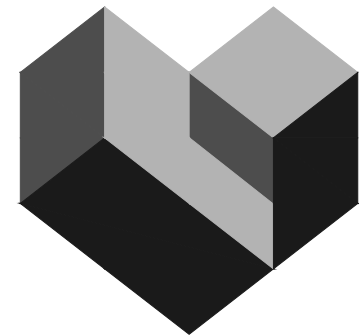
Project Number:	763863
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JEE
Date:	JUNE 18, 2024
Issue:	CONSTRUCTION

Drawing Title:
**OVERALL UTILITY &
INDEX MAP**

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LEGEND	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING R/W
	EXISTING CENTERLINE
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURE
	EXISTING WATER STRUCTURES
	EXISTING WETLAND (TO REMAIN)
	EXISTING WETLAND (TO BE MITIGATED)
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT/VALVE



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Checked By: JEE

Date: JUNE 18, 2024

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**OVERALL UTILITY &
INDEX MAP**

SECTION ONE

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

Date: JUNE 18, 2021

Issue: CONSTRUCTION

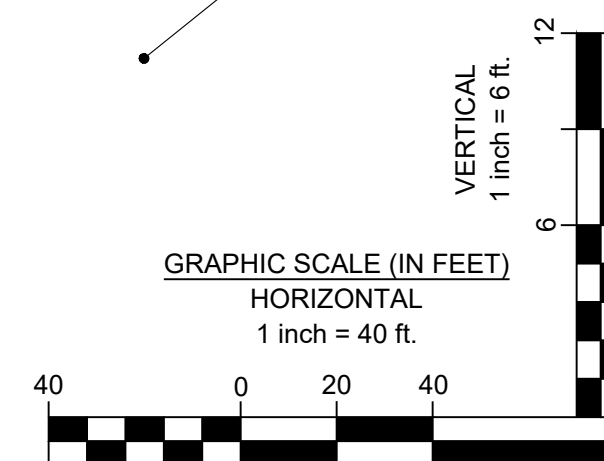
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A north arrow pointing upwards, labeled with a large 'N'. Below the arrow is a circular symbol with a crosshair. At the bottom is a graphic scale bar with alternating black and white segments. The scale is marked with 0, 60, and 12. Below the scale bar, the text reads: GRAPHIC SCALE (IN FEET) 1 in. = 60 ft.





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SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

CITY OF HILBER HEIGHTS OHIO

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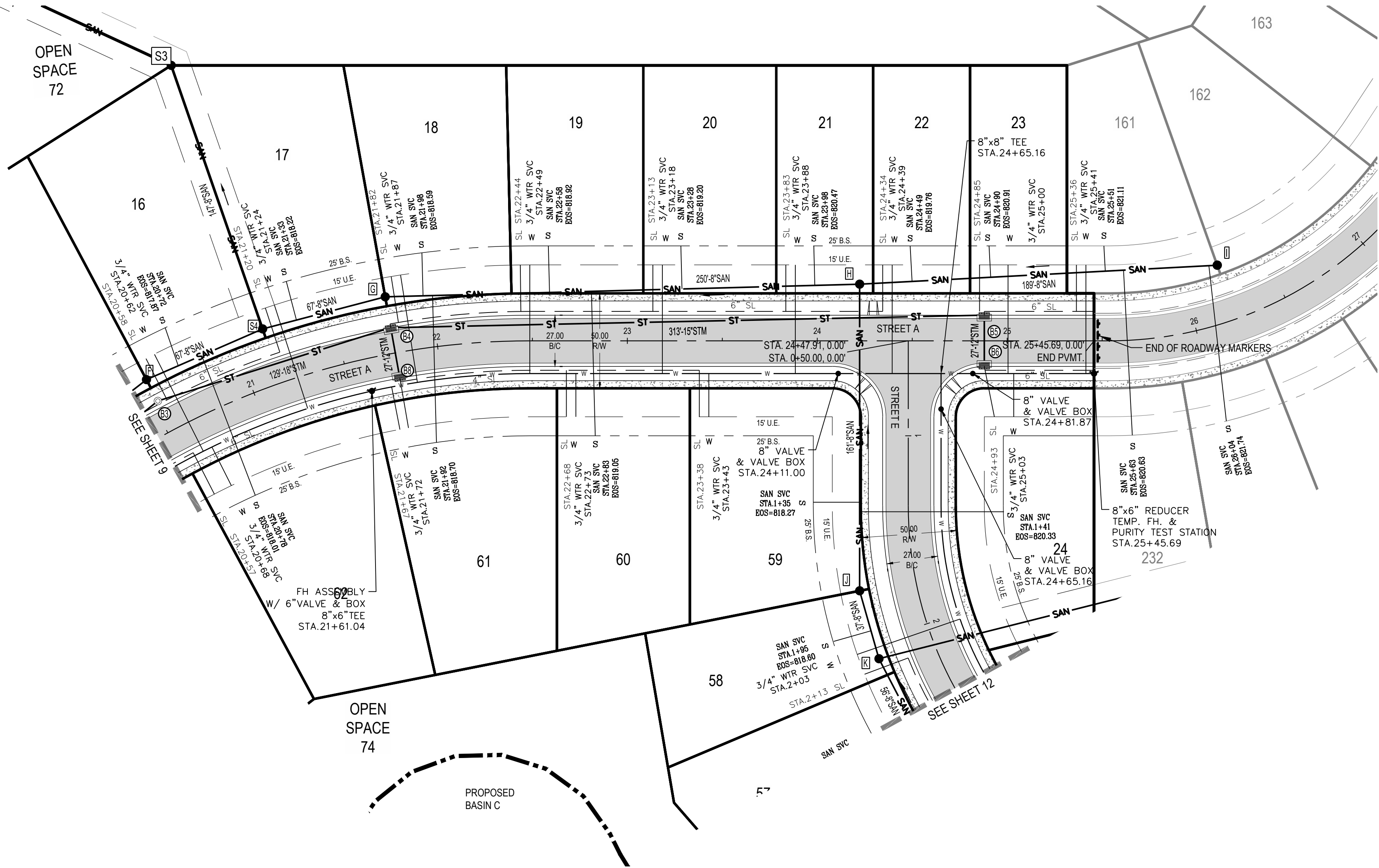
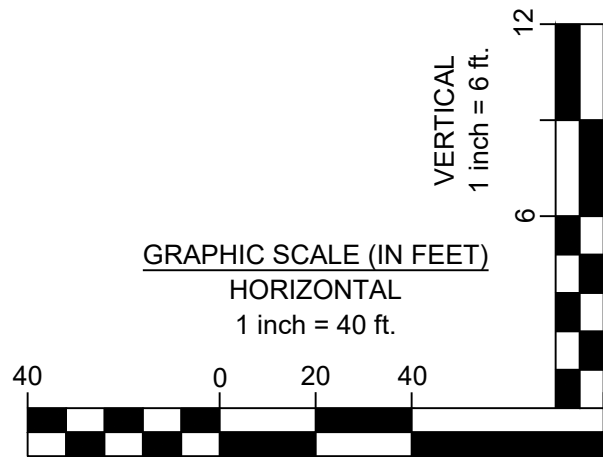
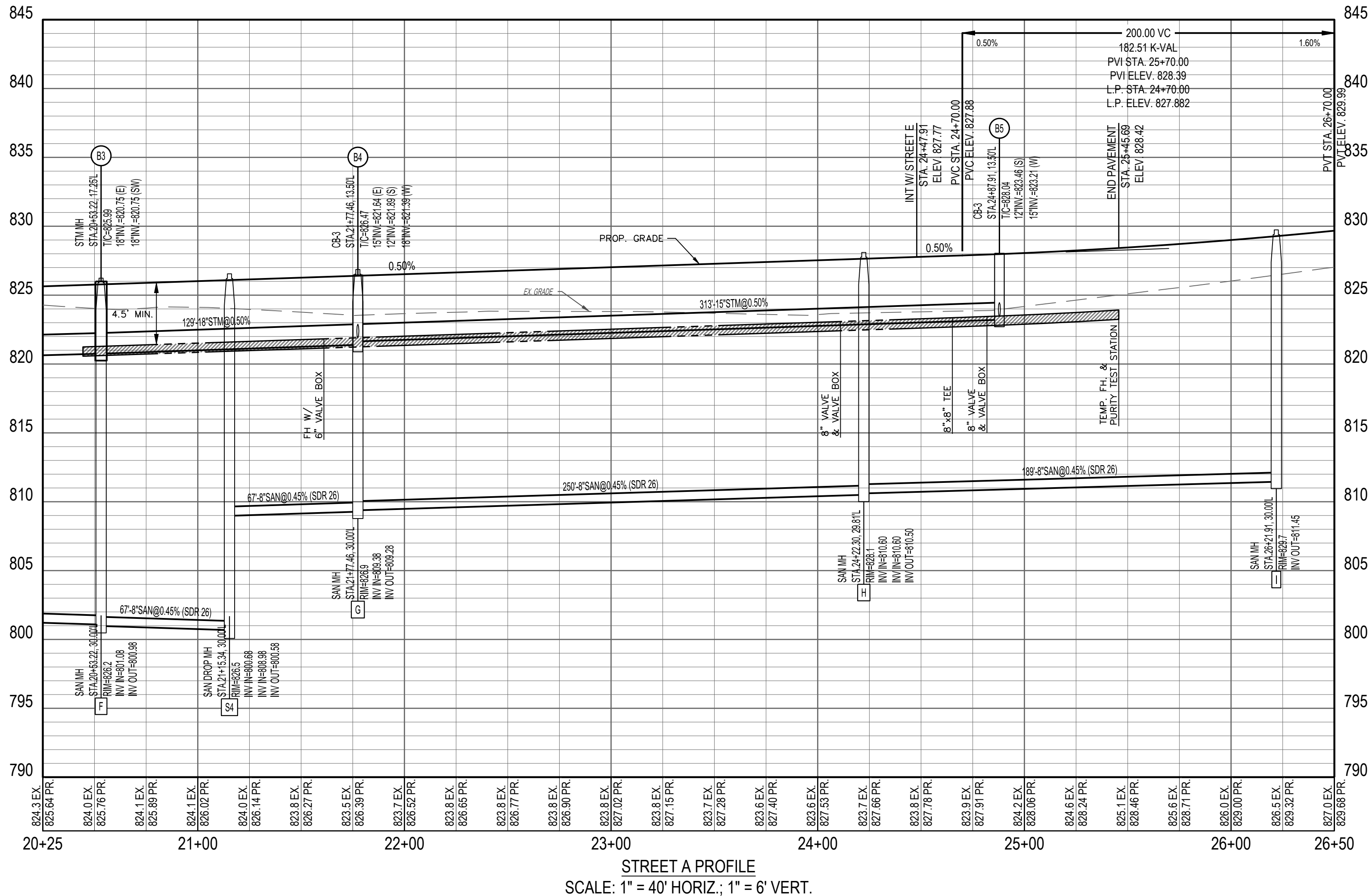
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By:	TH

PLAN AND PROFILE

CONCLUSIONS

10

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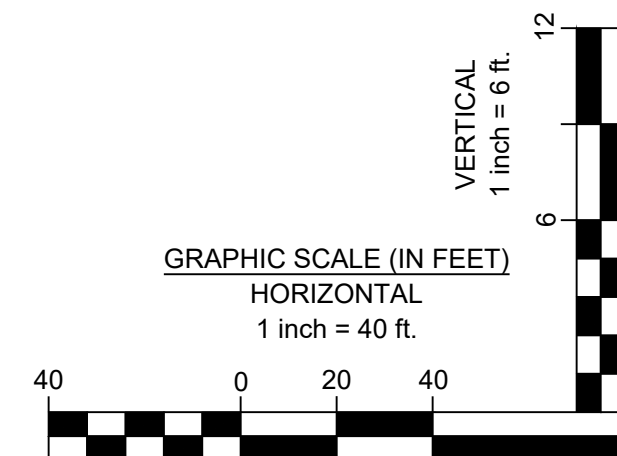
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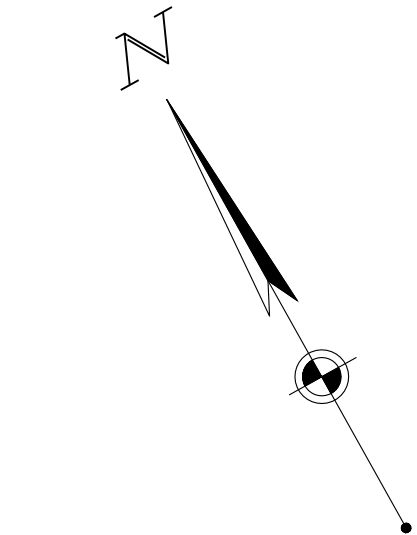
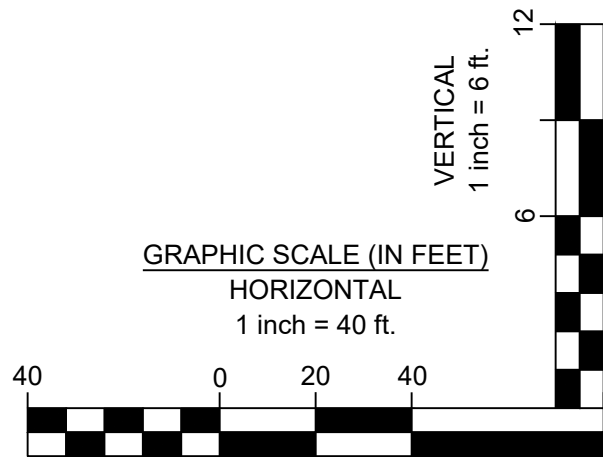
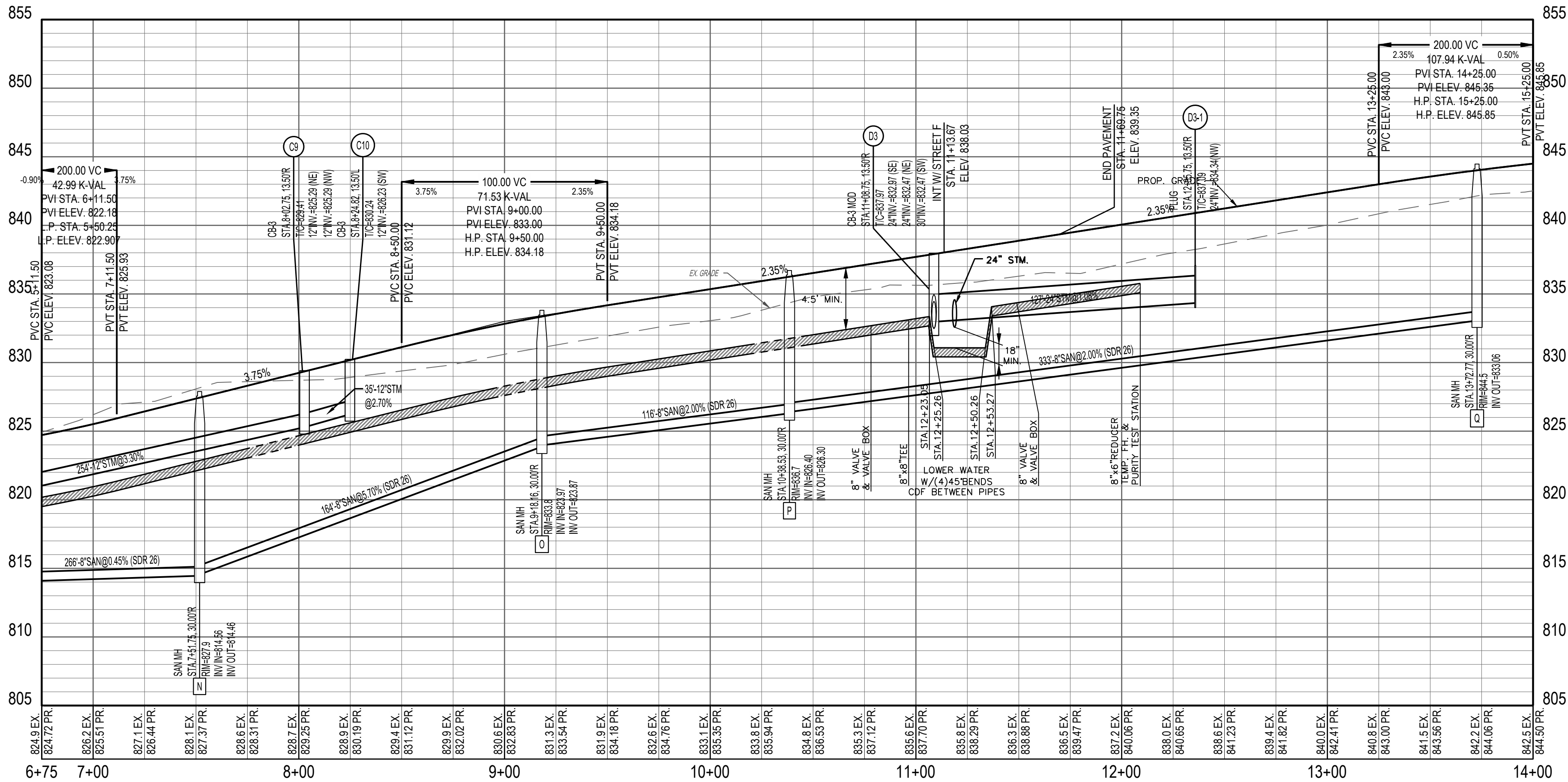
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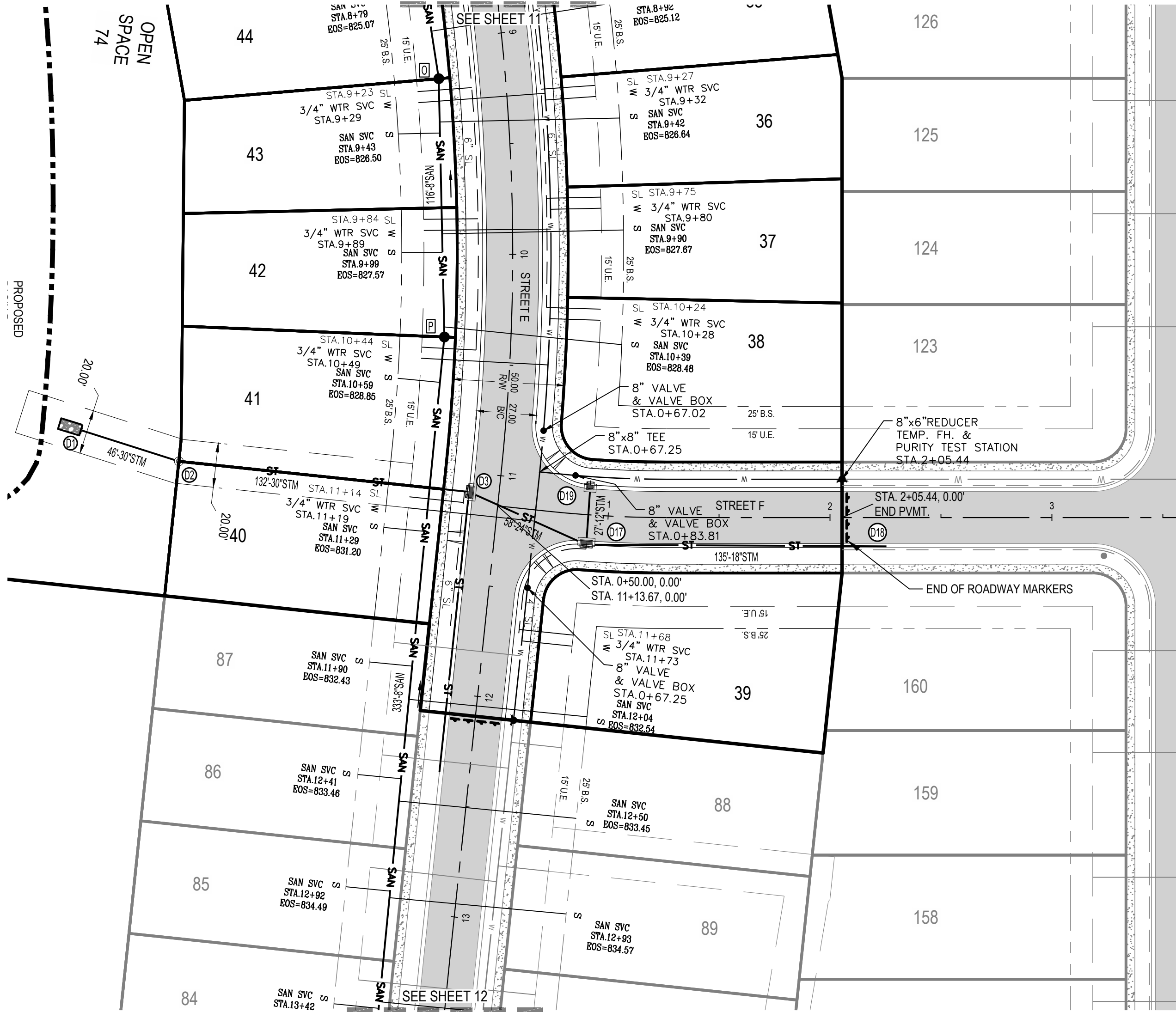
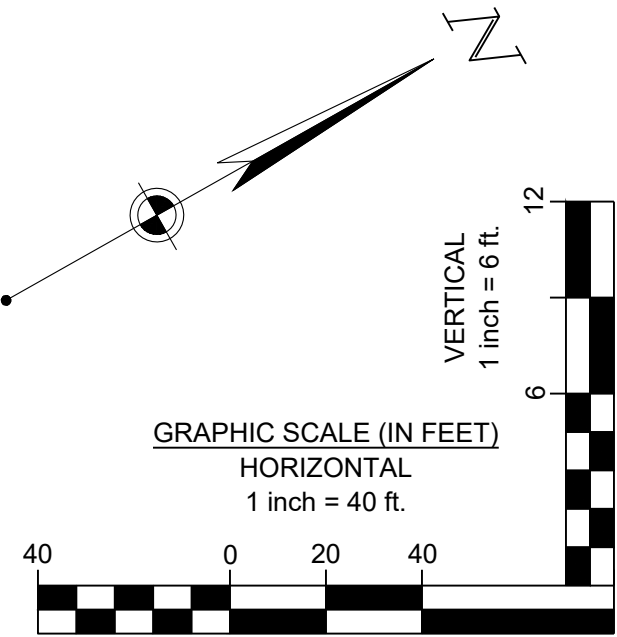
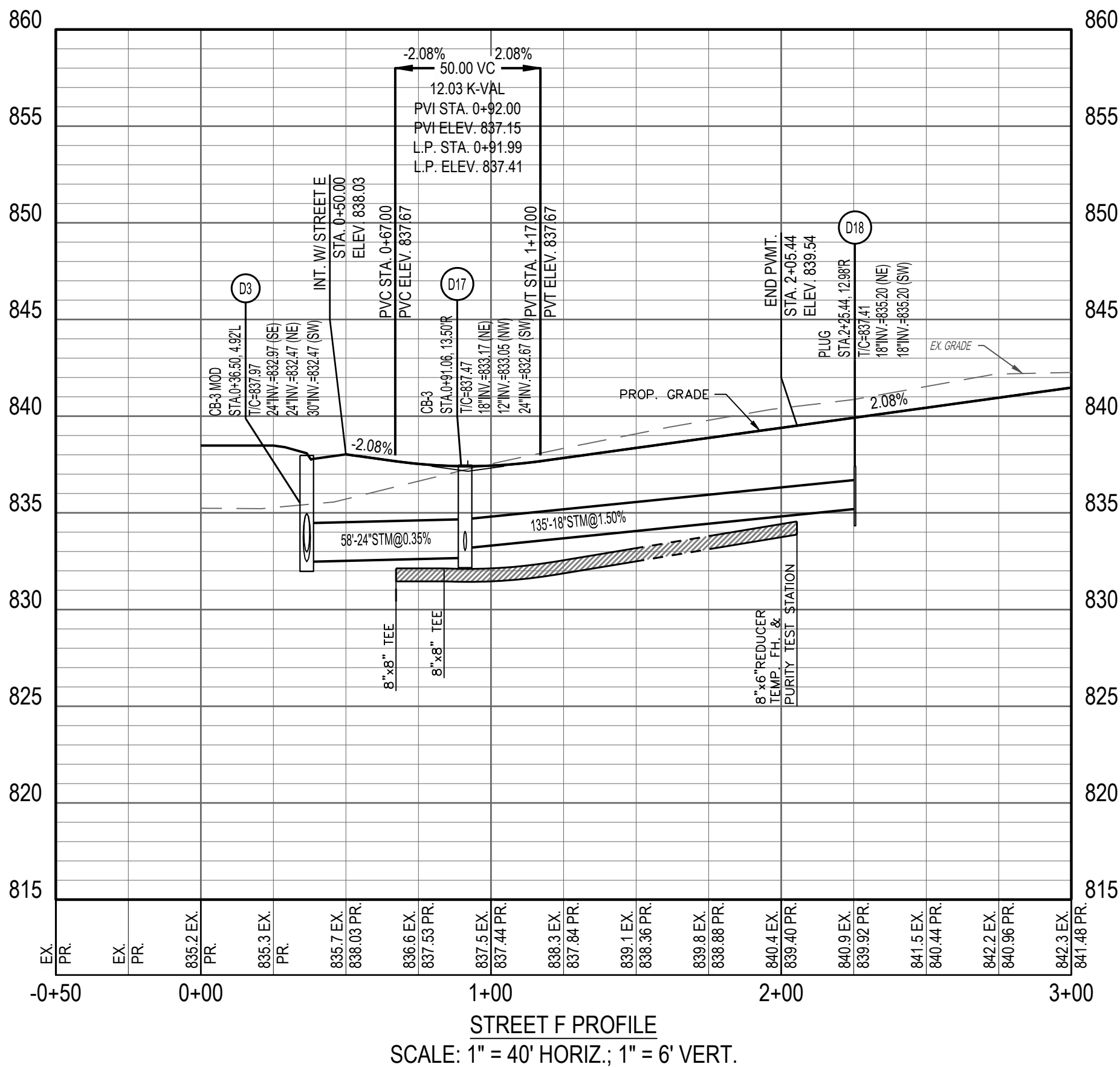
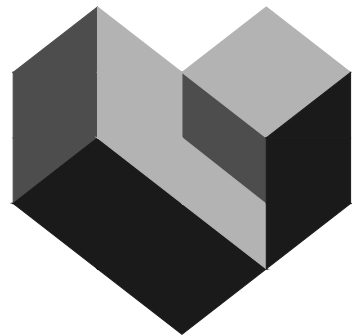
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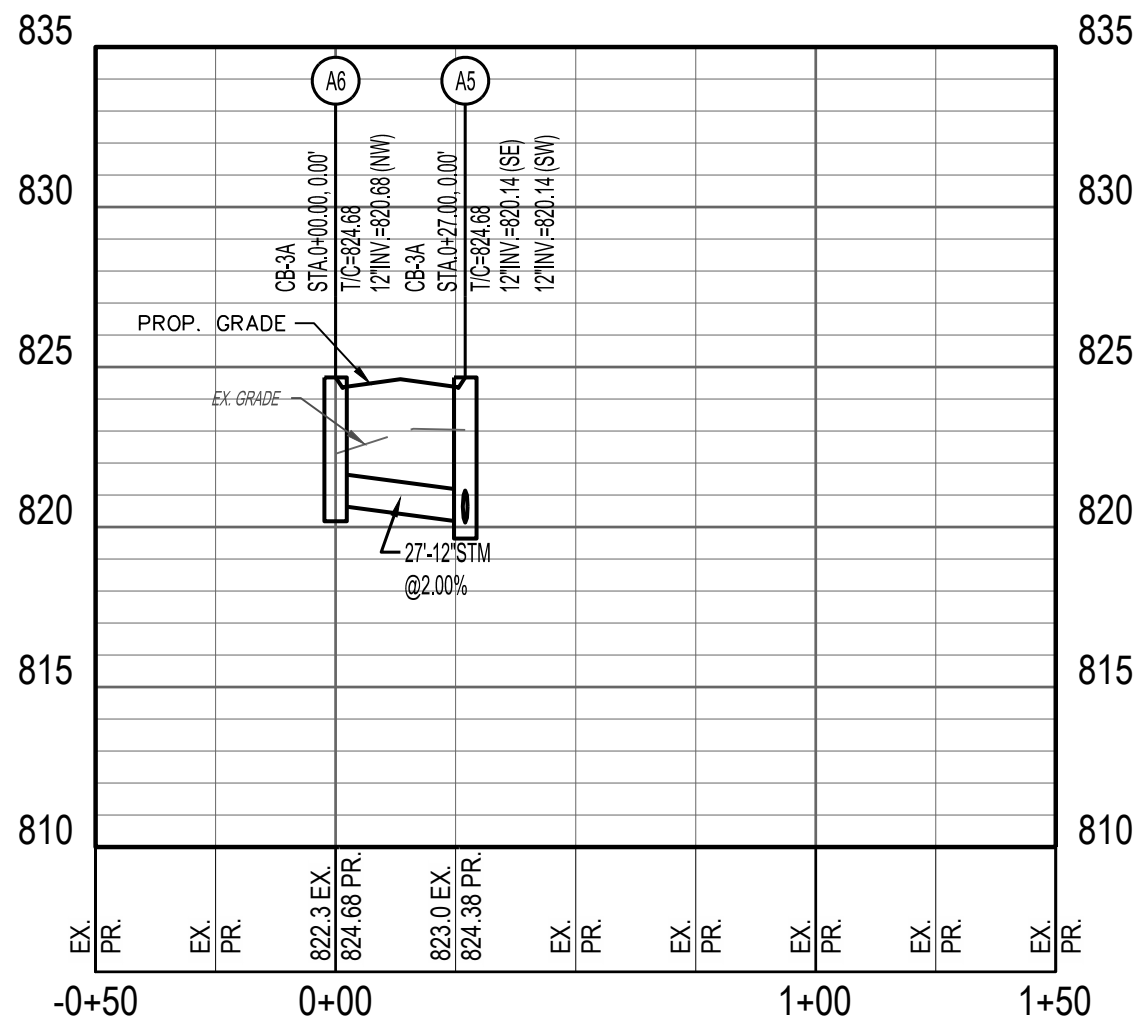
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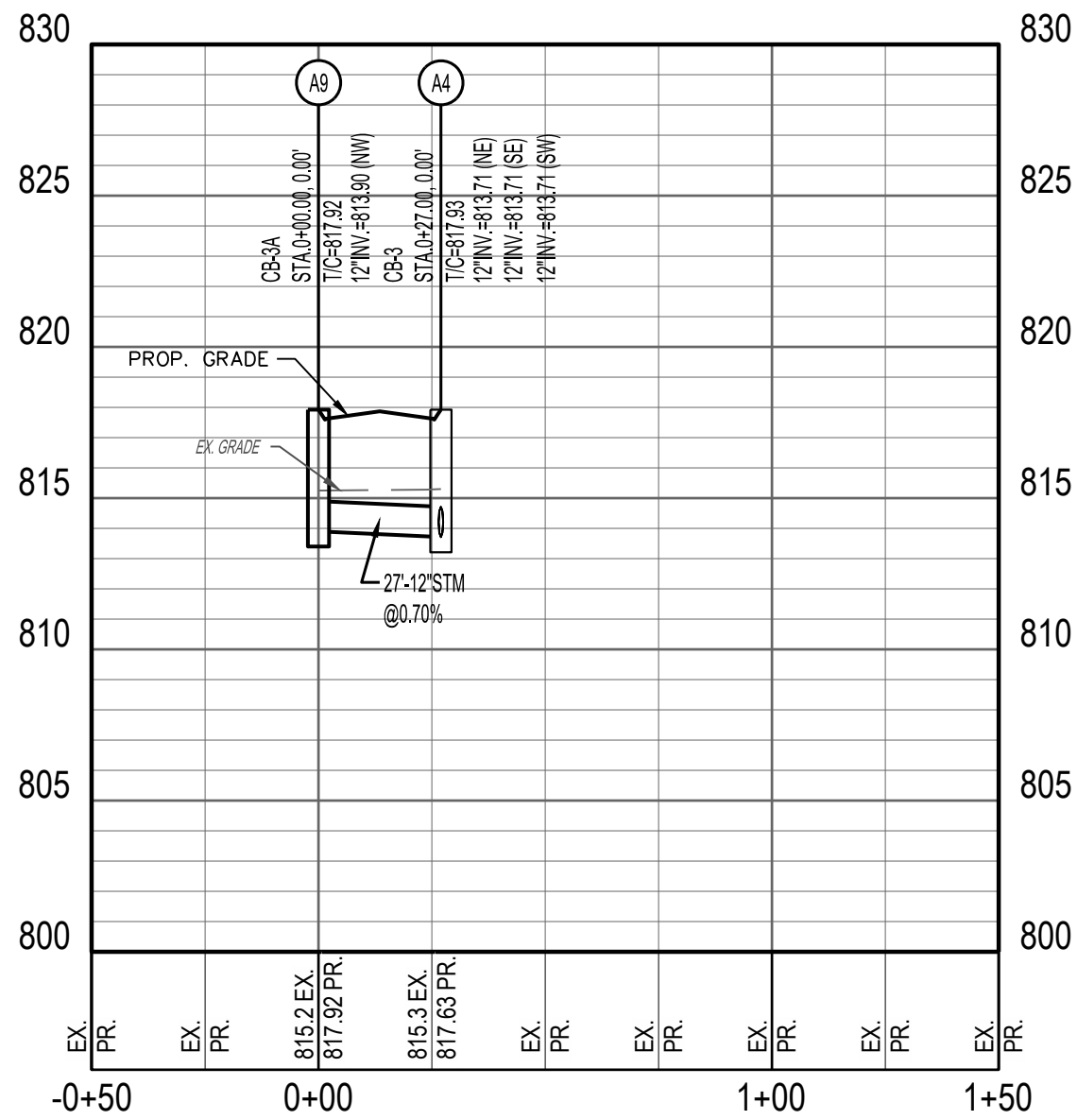
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PLAN AND PROFILE
STREET F

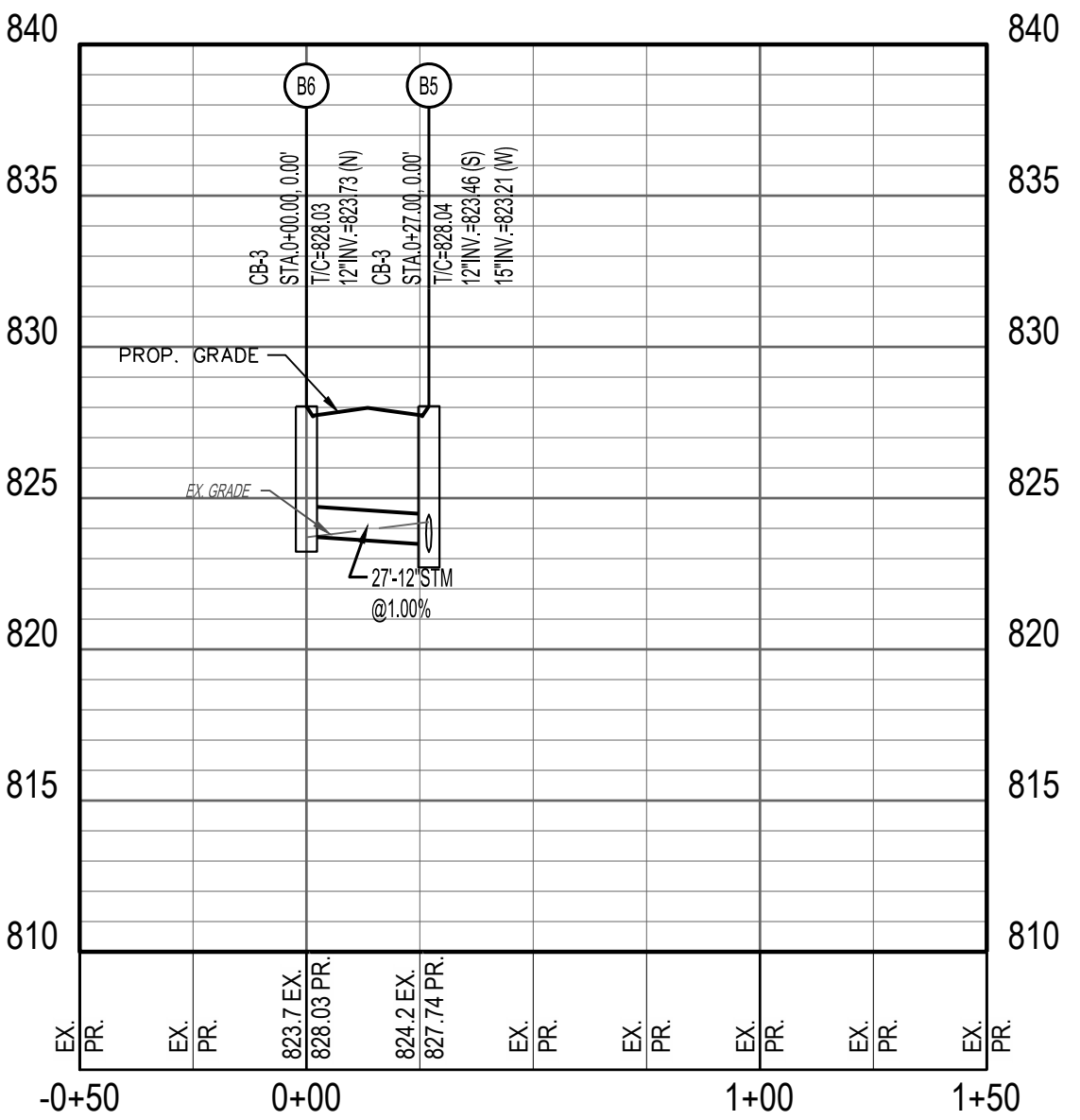
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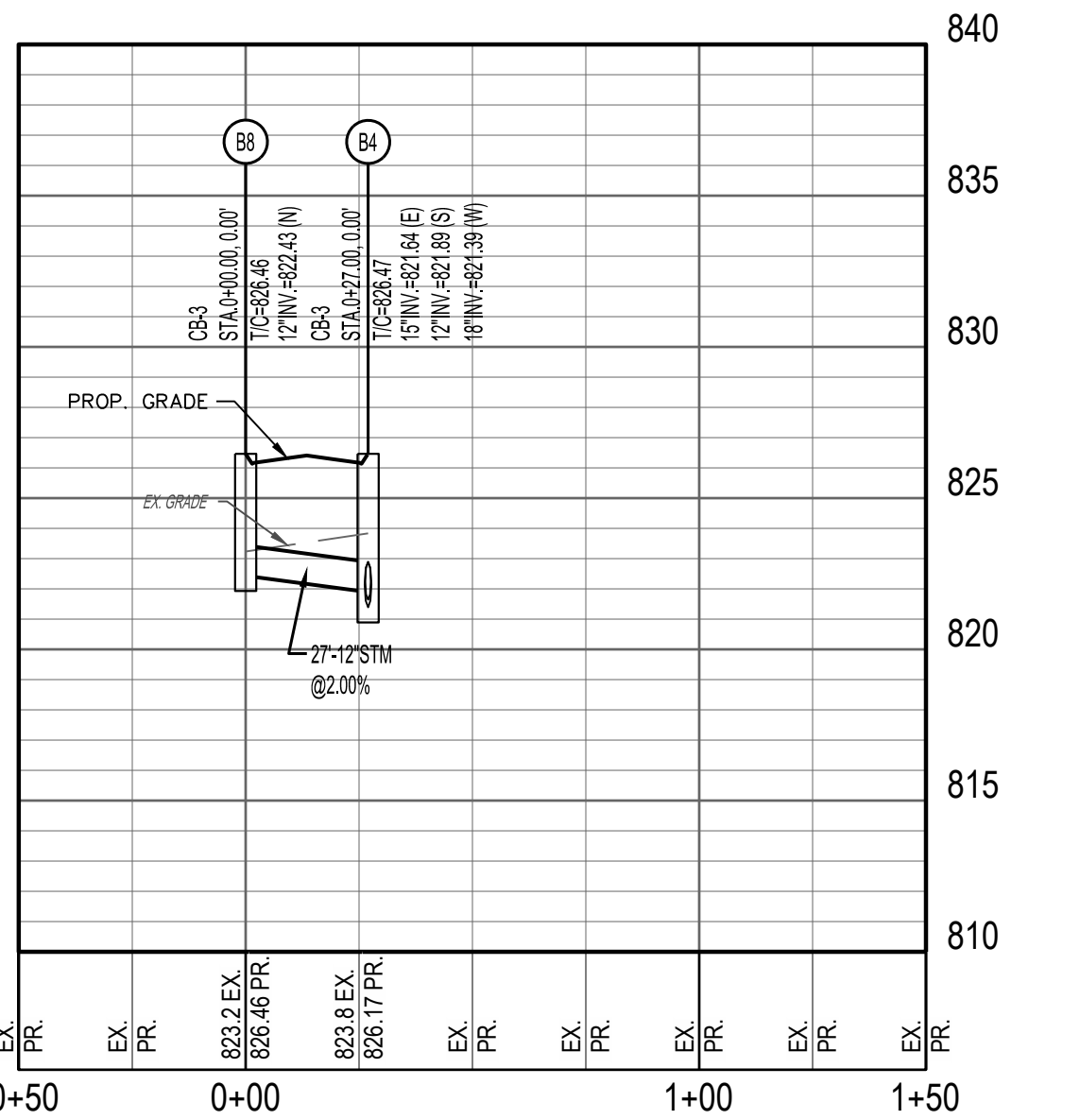
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SCALE: 1" = 40' HORIZ.; 1" = 6' VERT.



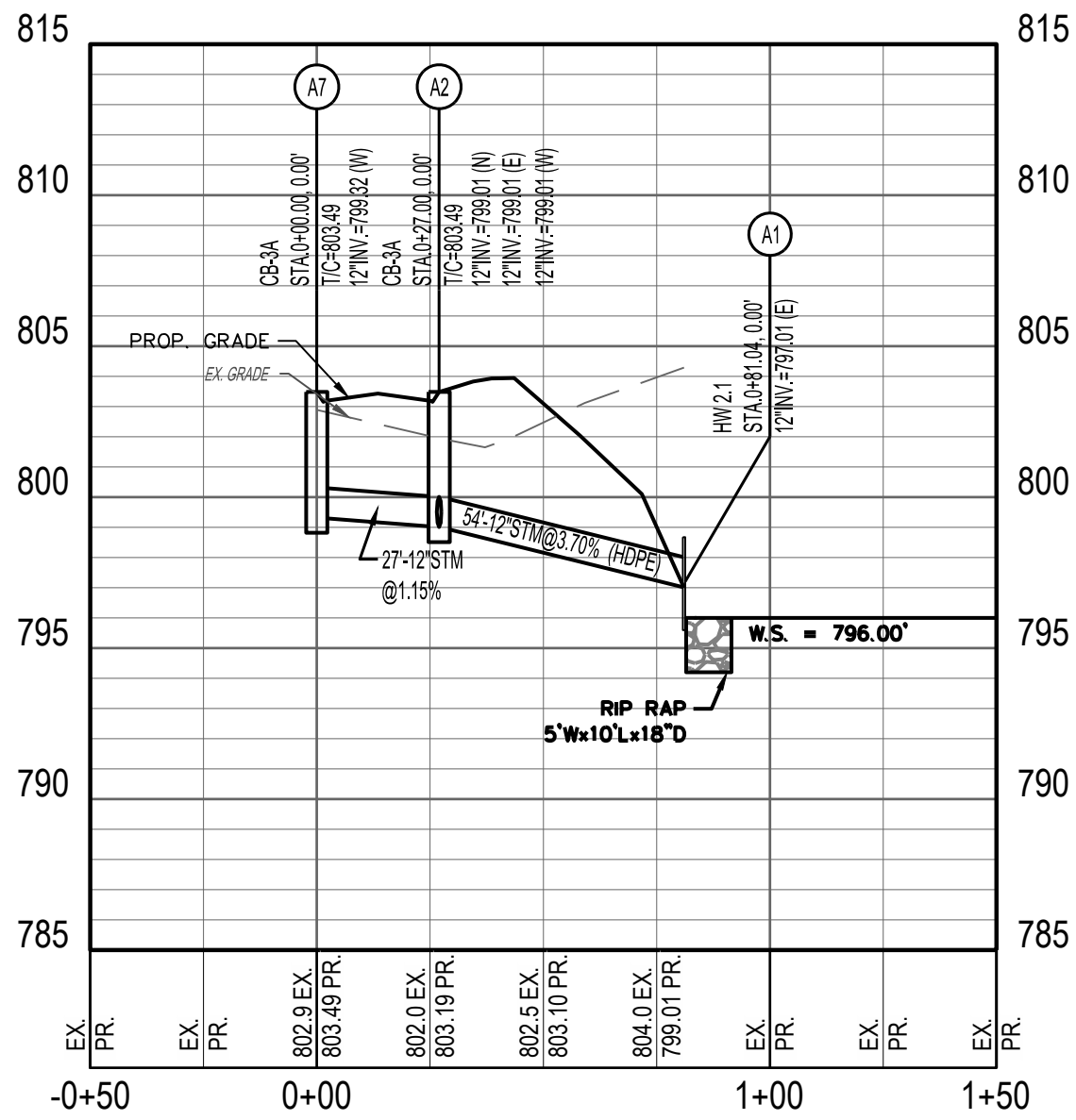
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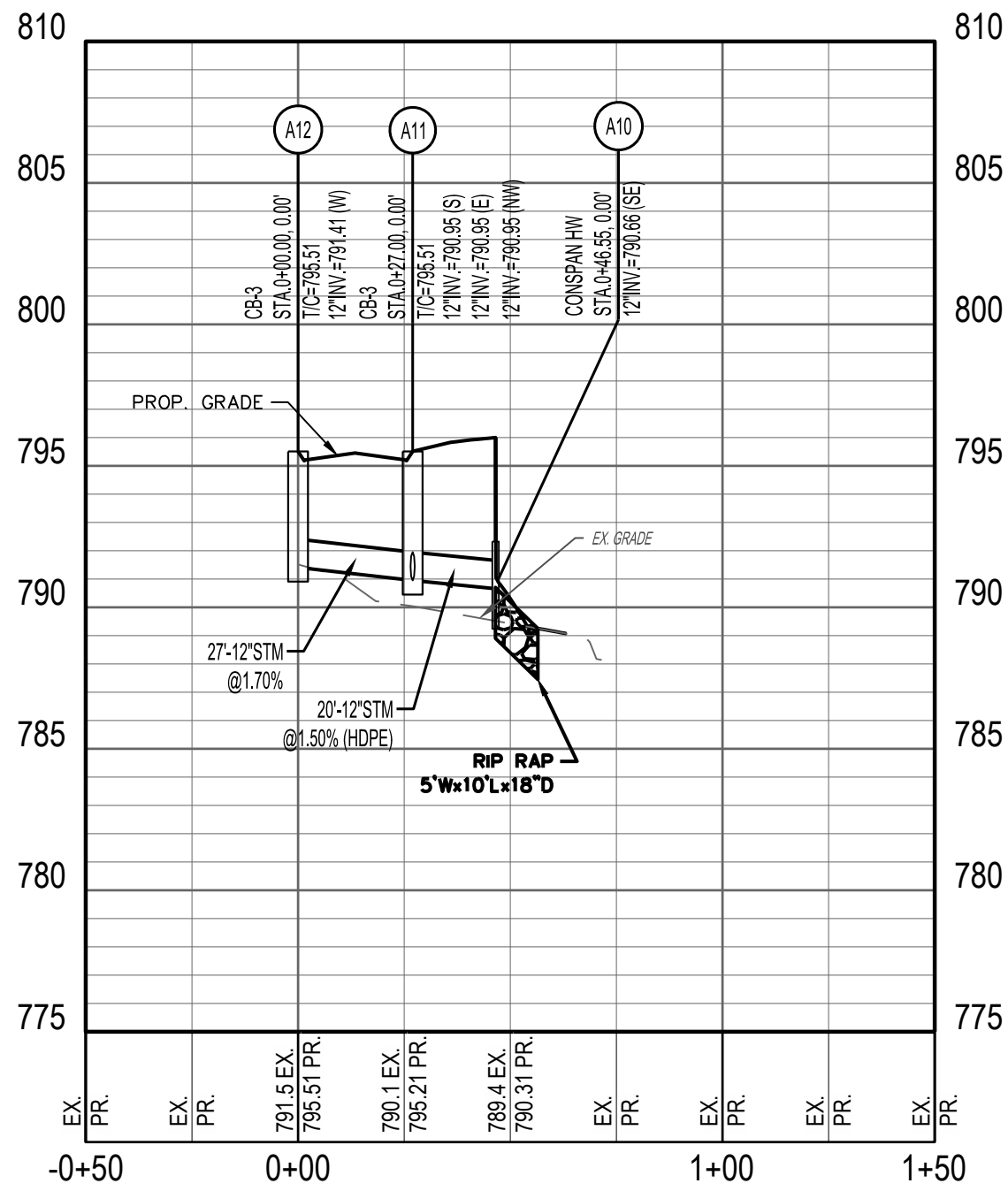
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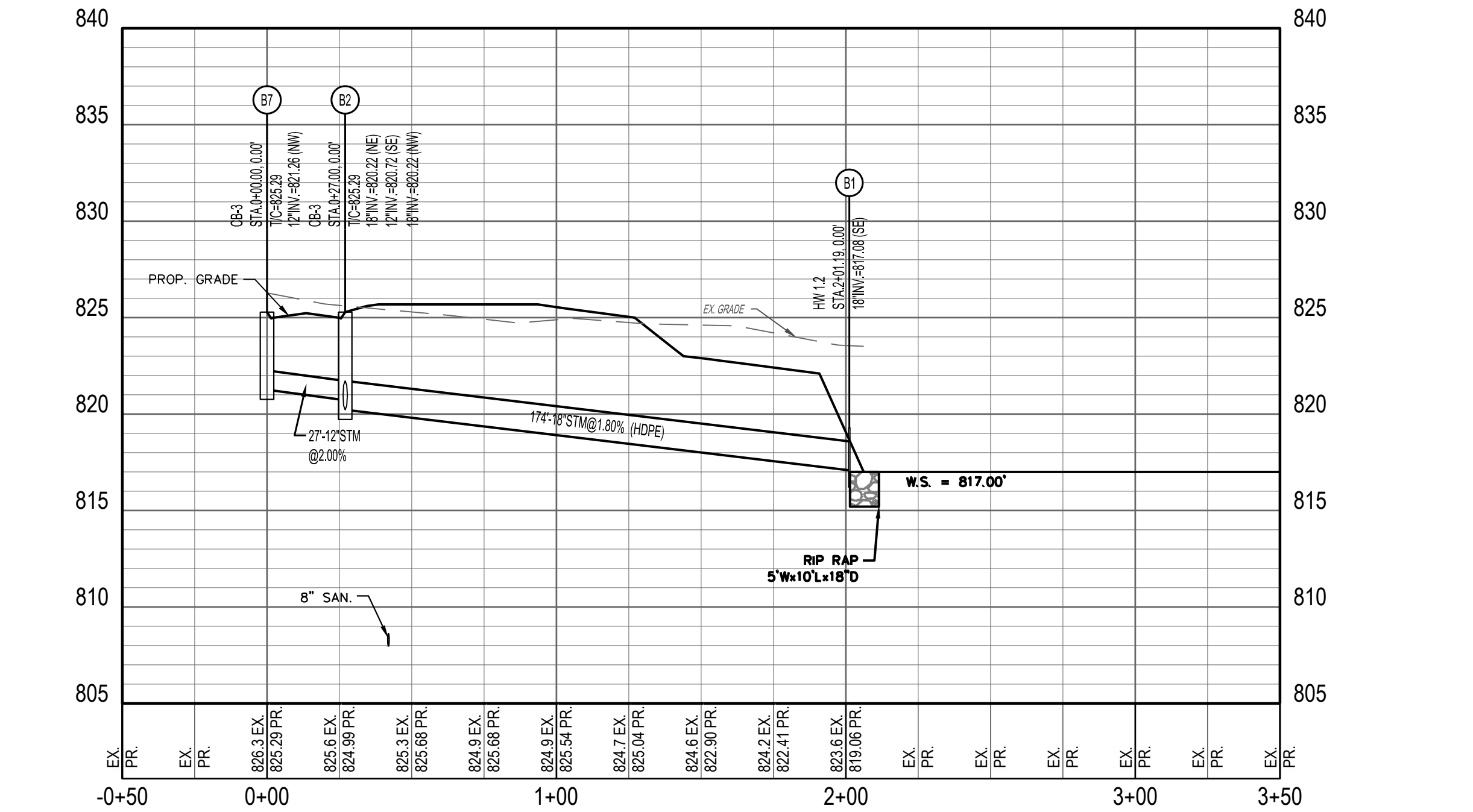
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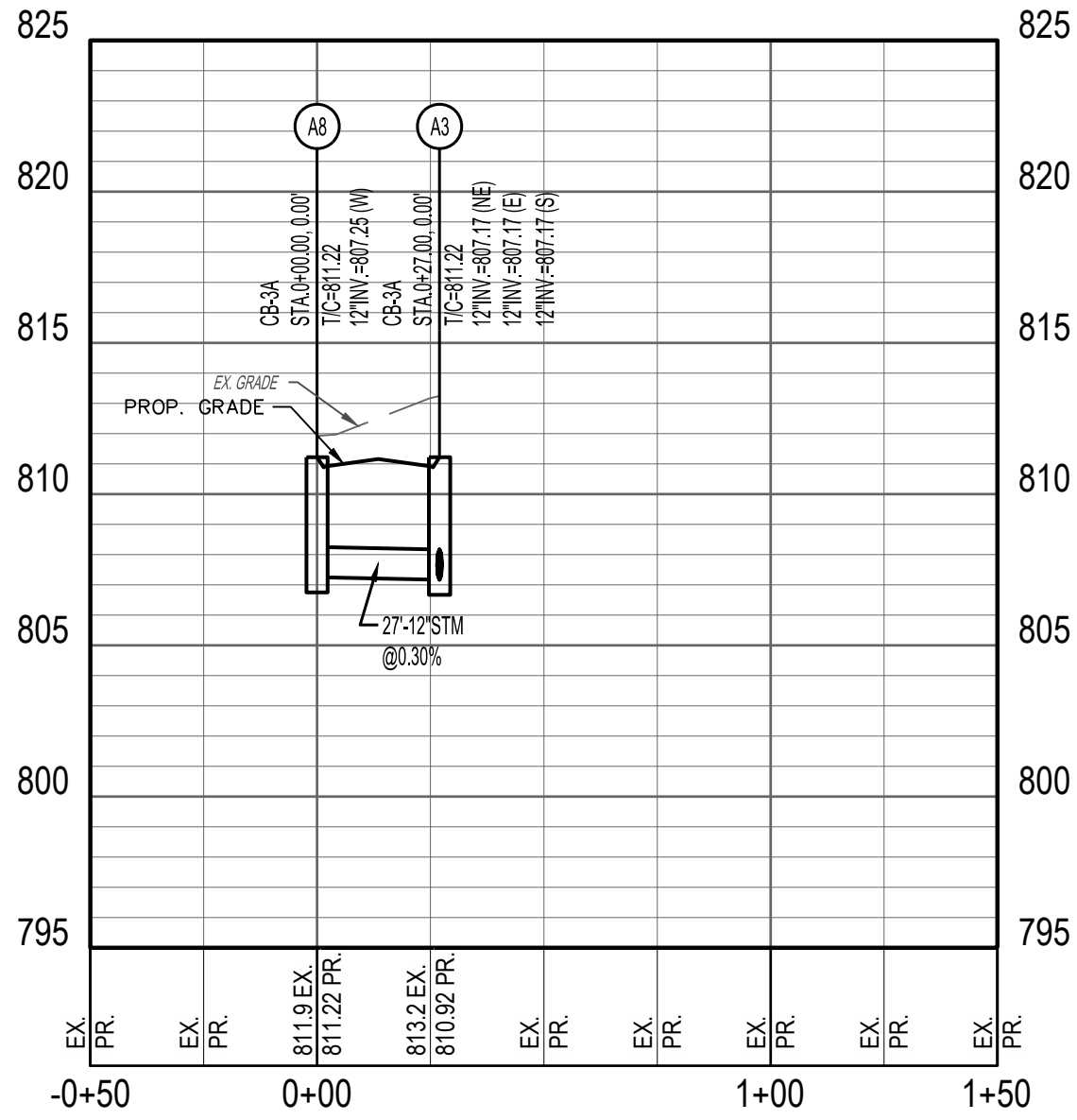
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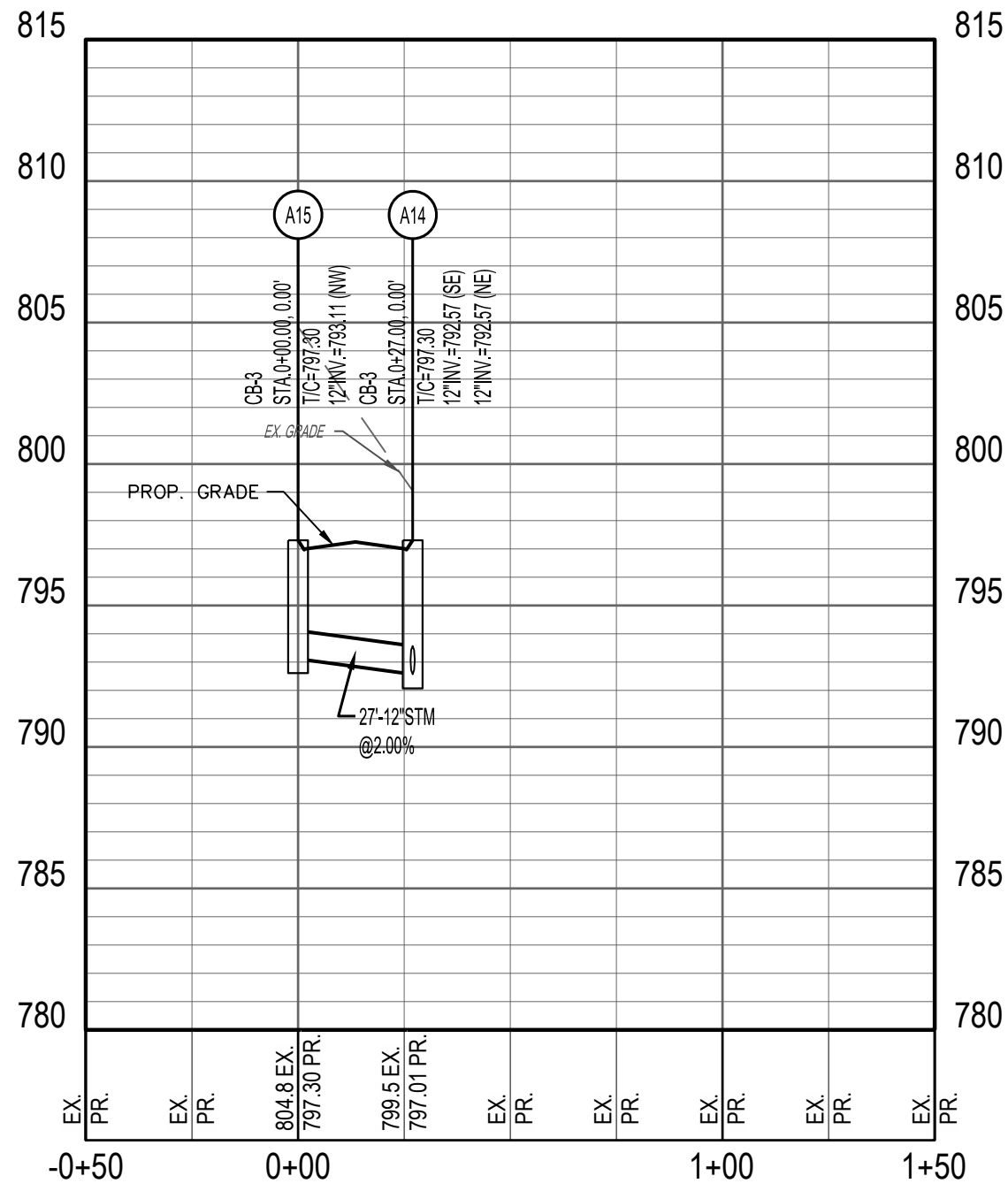
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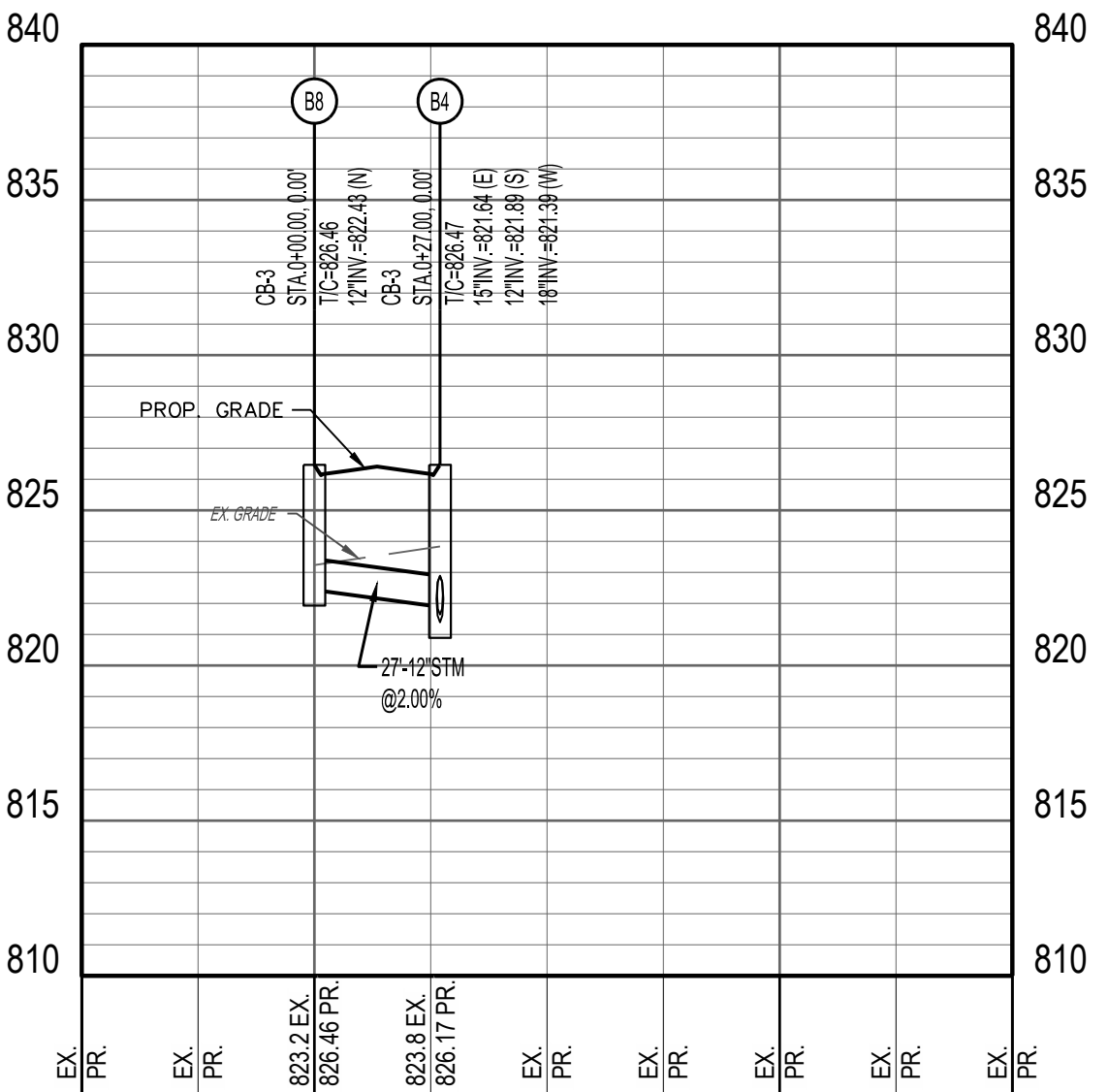
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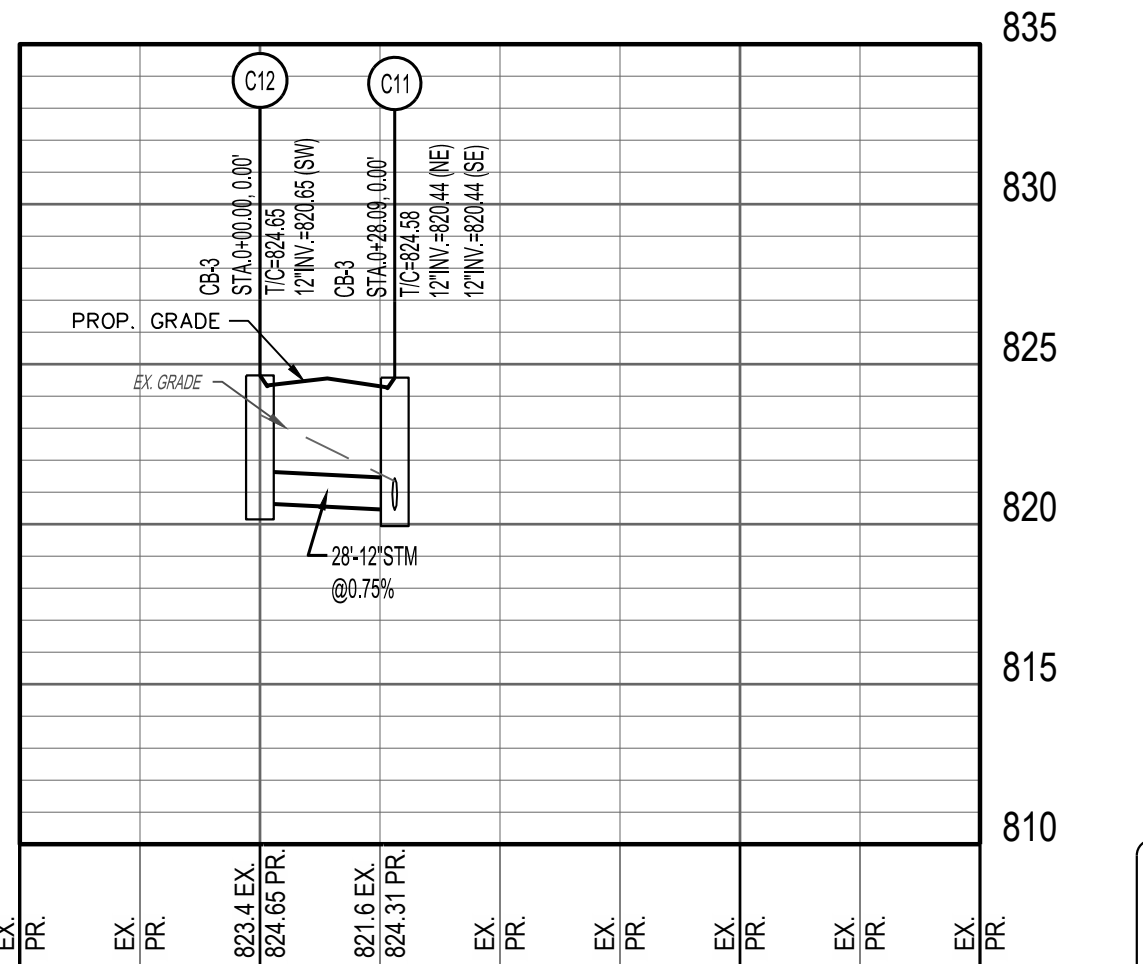
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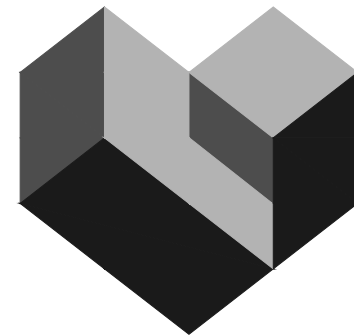
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SCALE: 1" = 40' HORIZ.; 1" = 6' VERT.



B8-B4 PROFILE
SCALE: 1" = 40' HORIZ.; 1" = 6' VERT.



C12-C11 PROFILE
SCALE: 1" = 40' HORIZ.; 1" = 6' VERT.



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CITY OF HUBER HEIGHTS, OHIO

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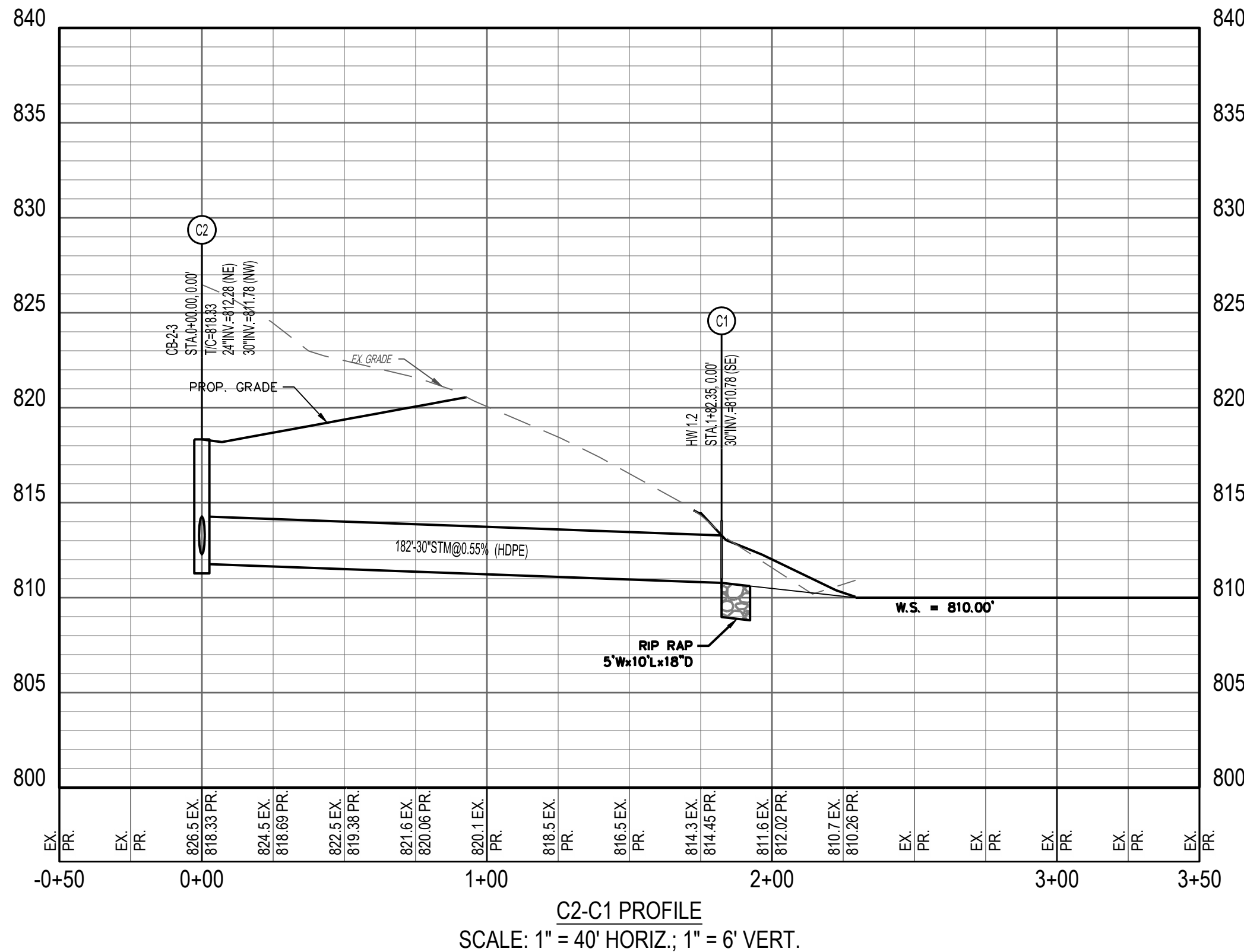
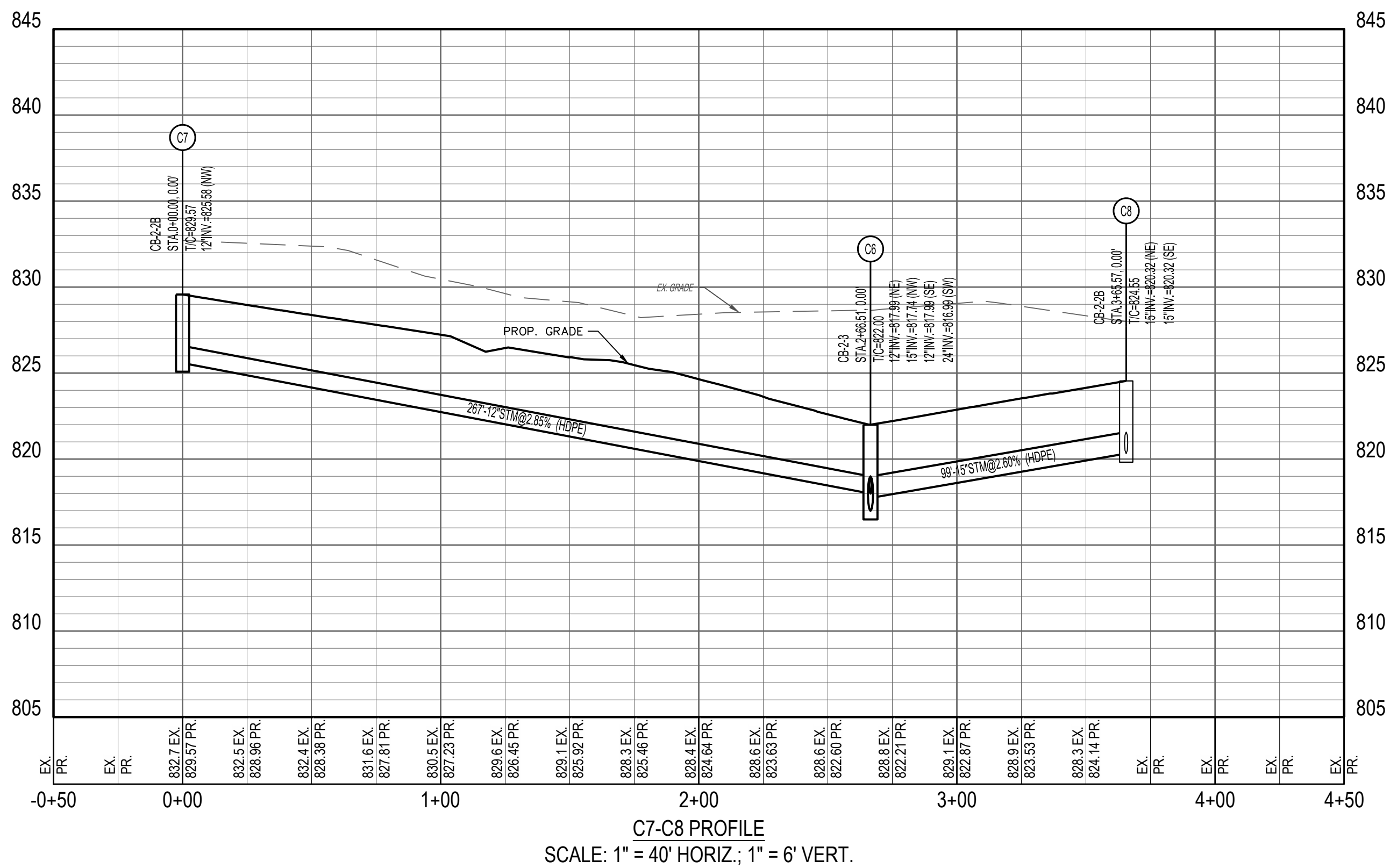
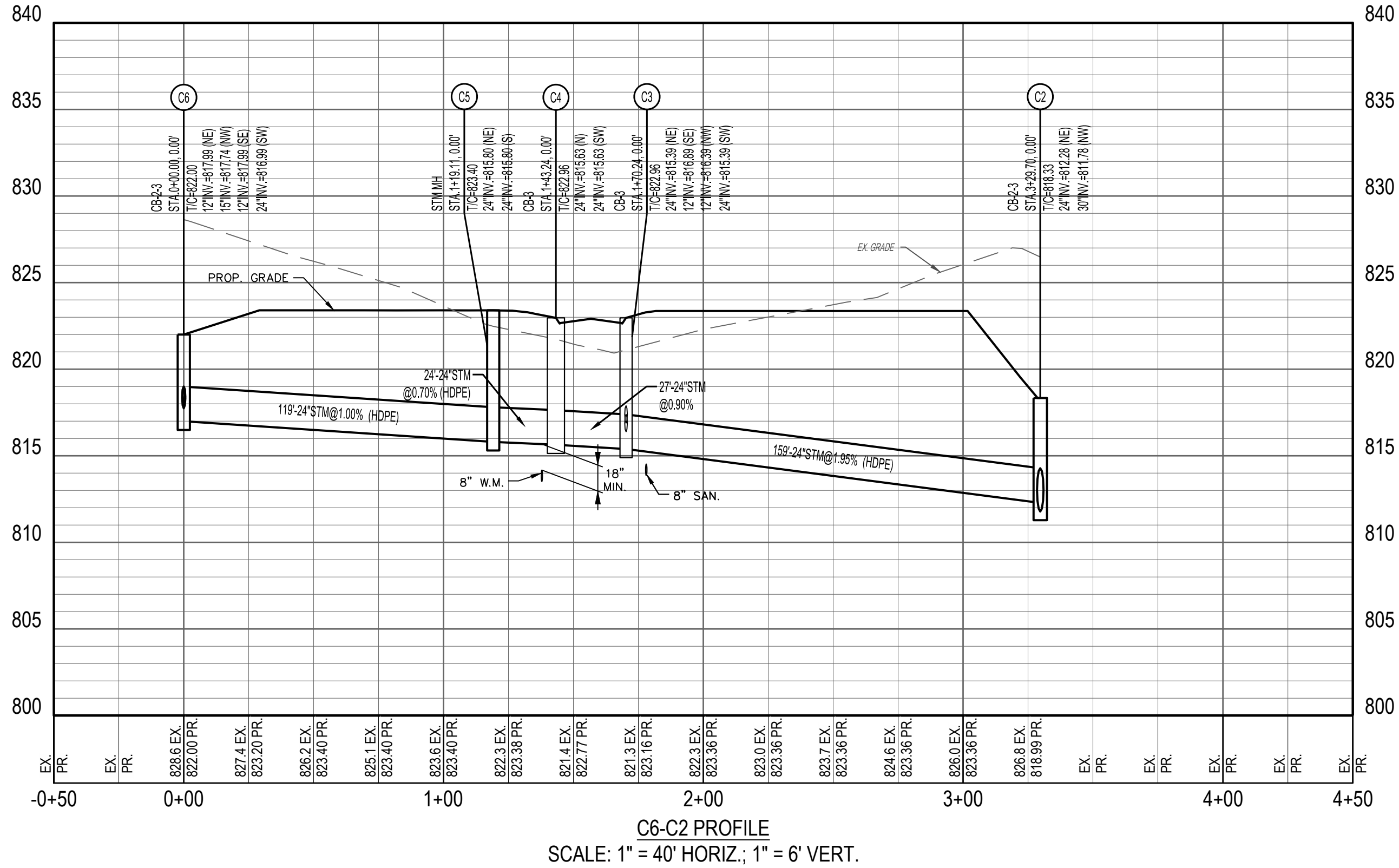
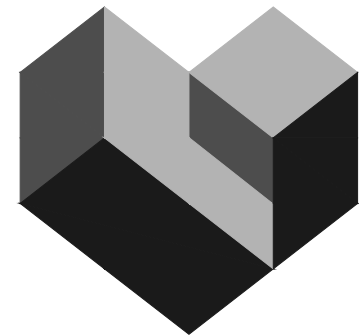
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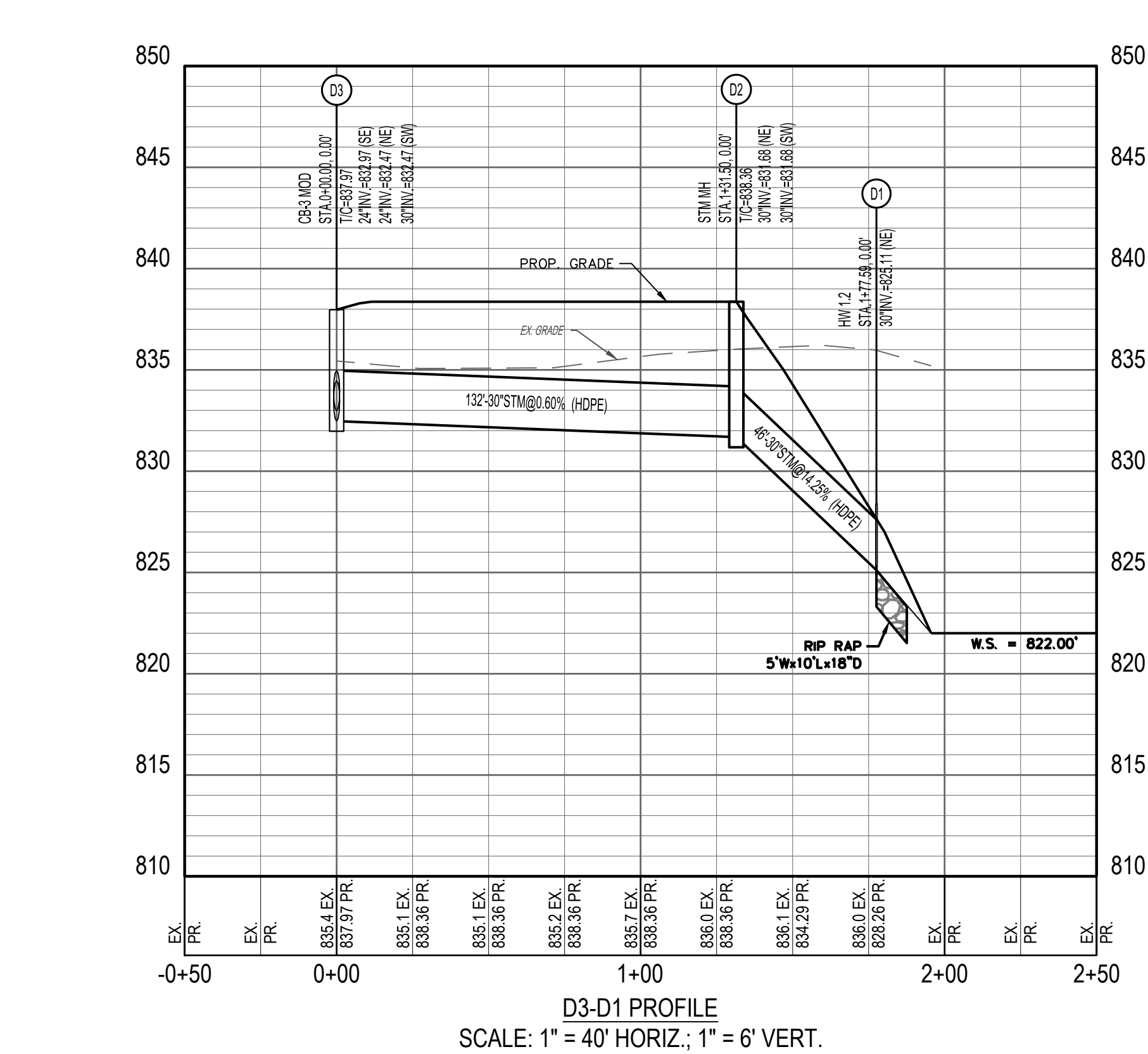
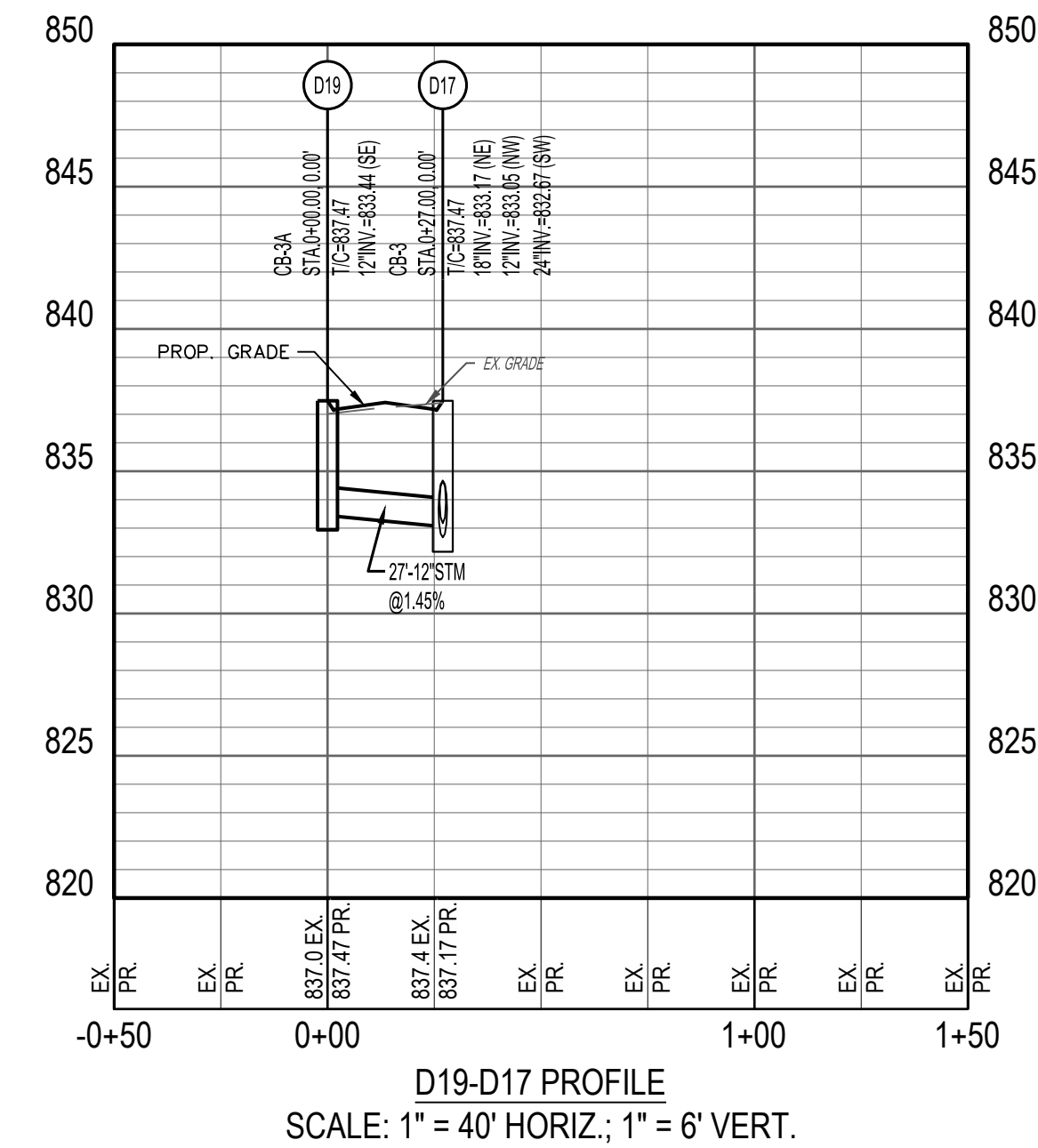
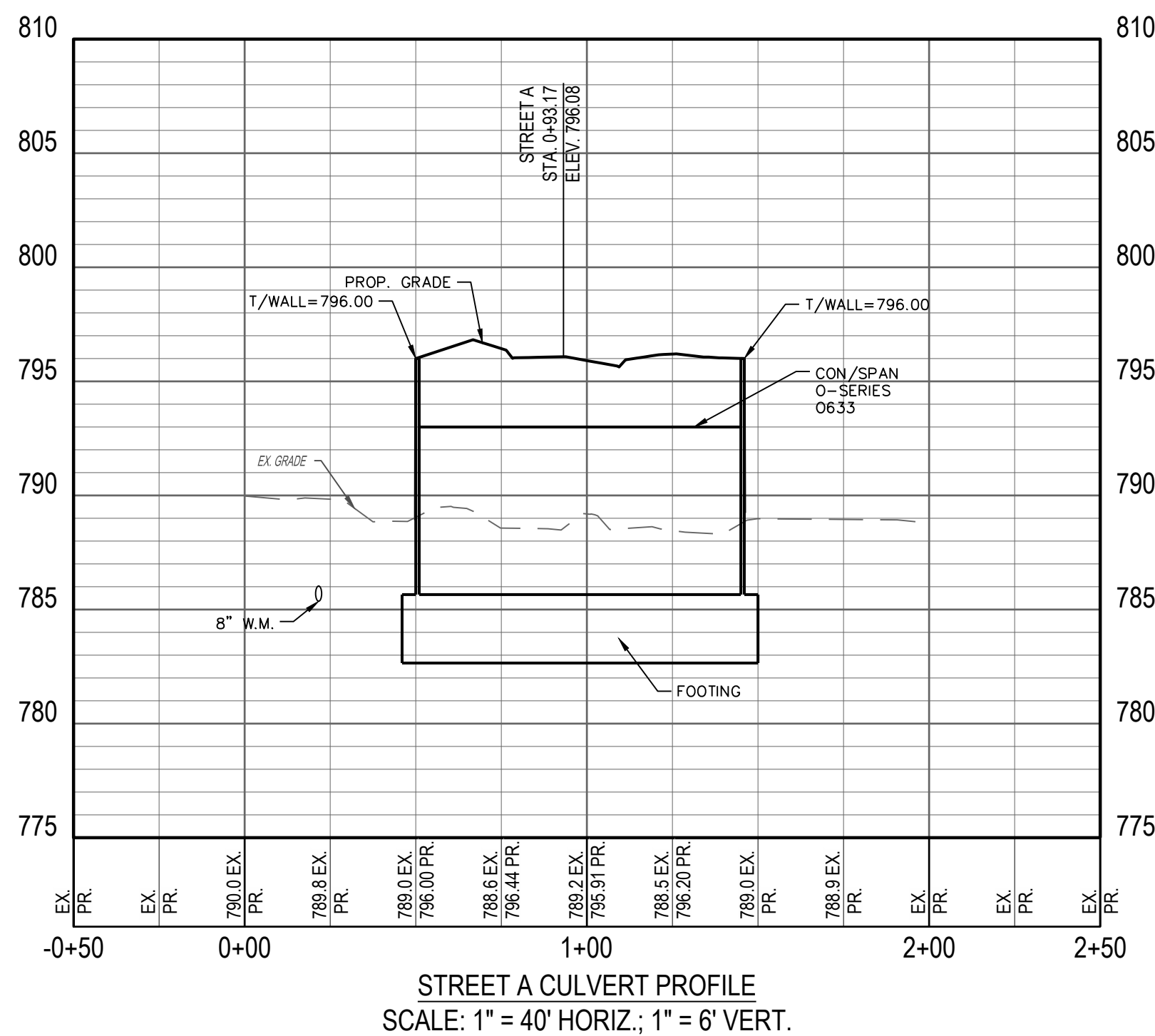
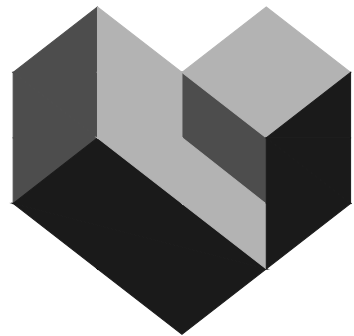
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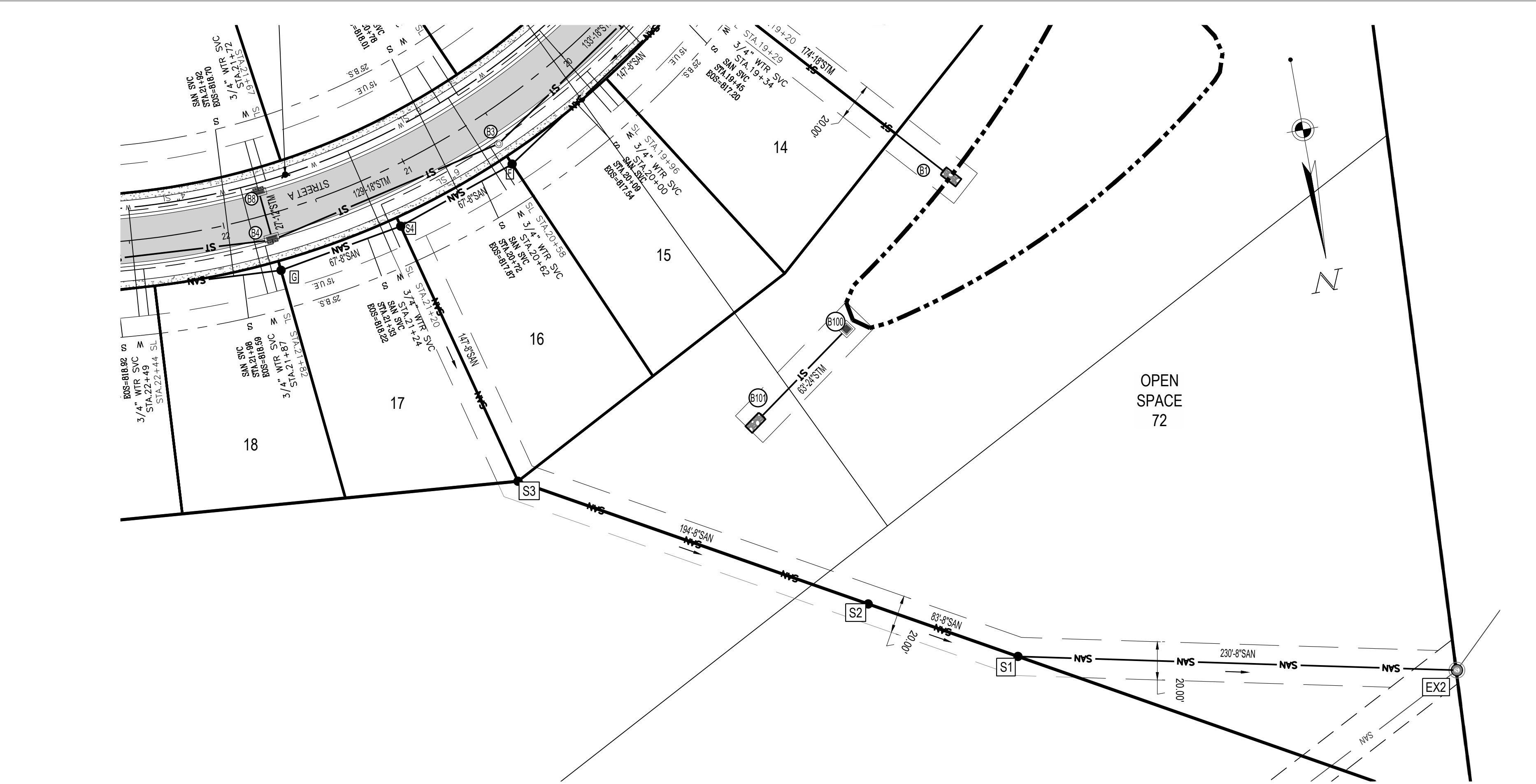
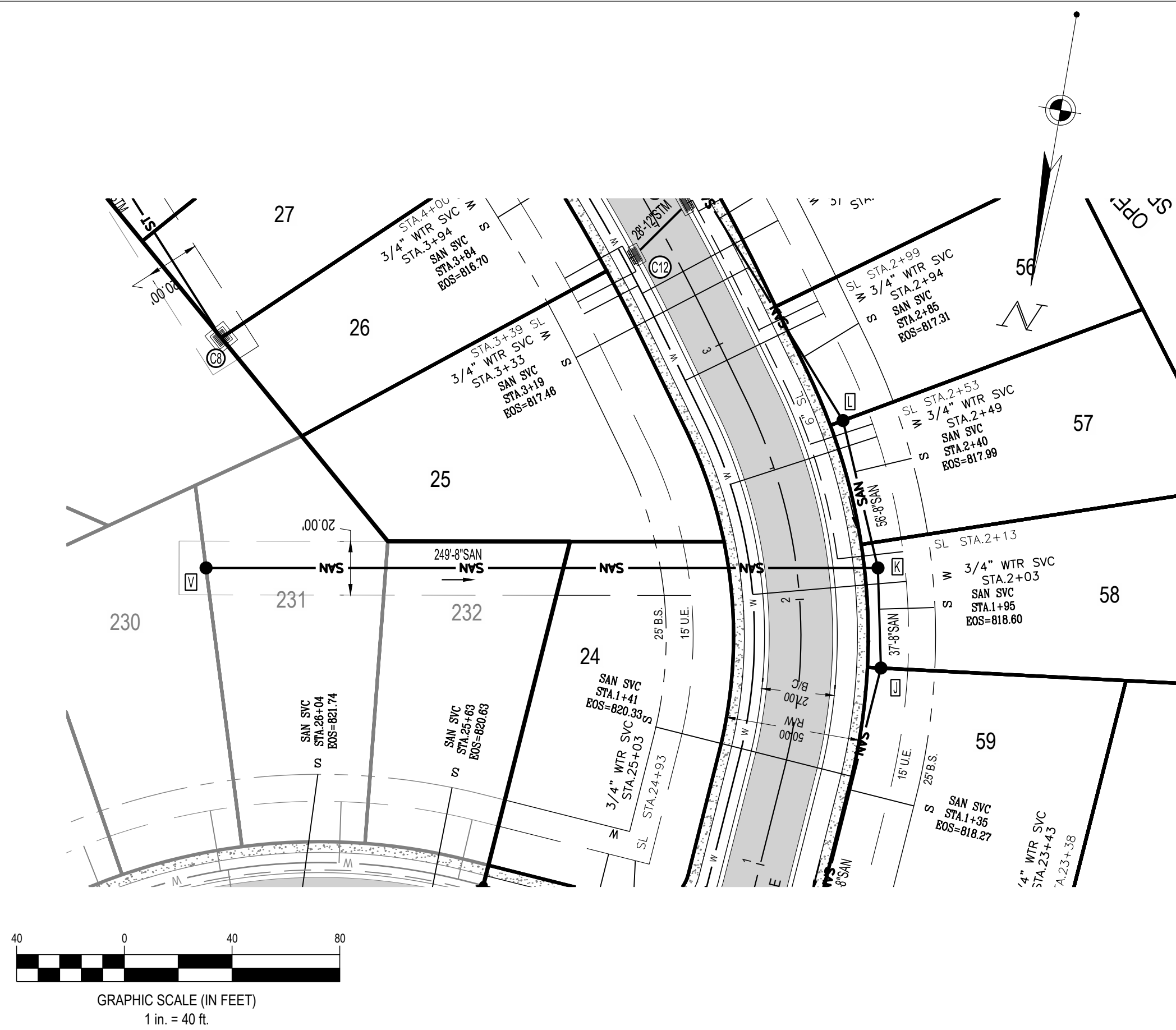
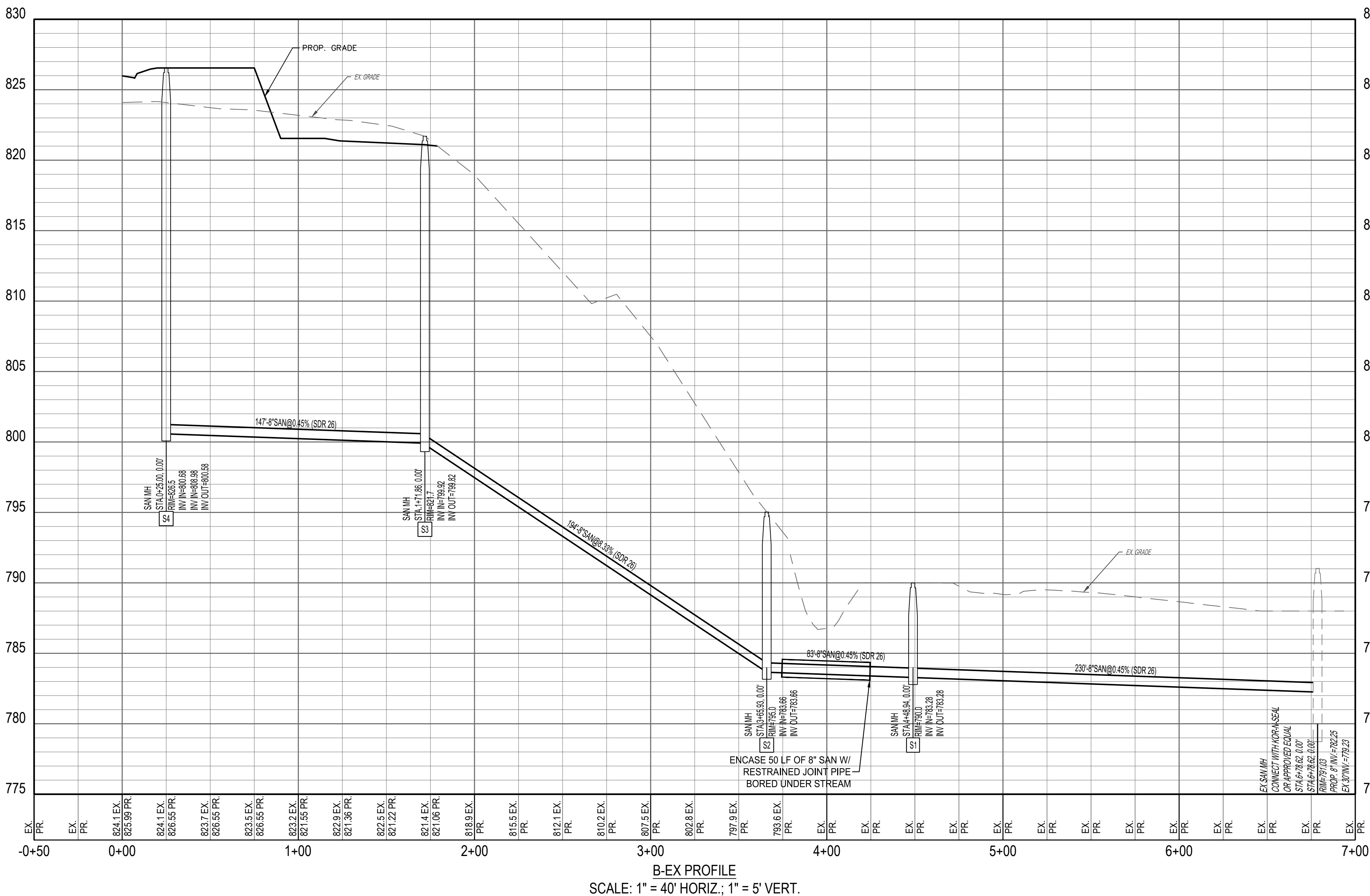
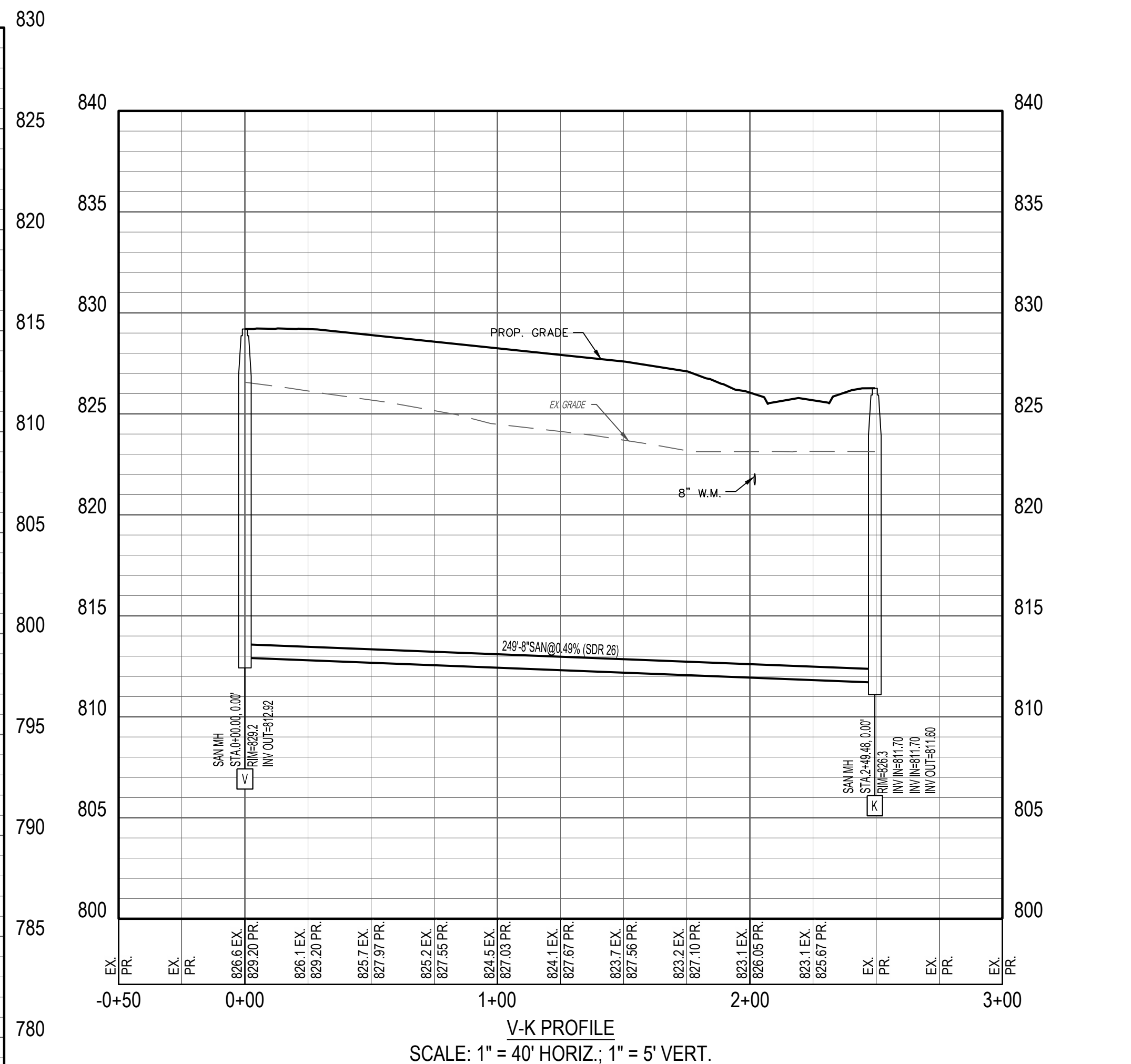
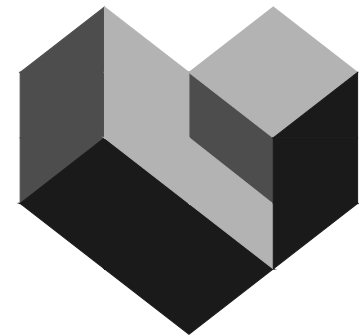
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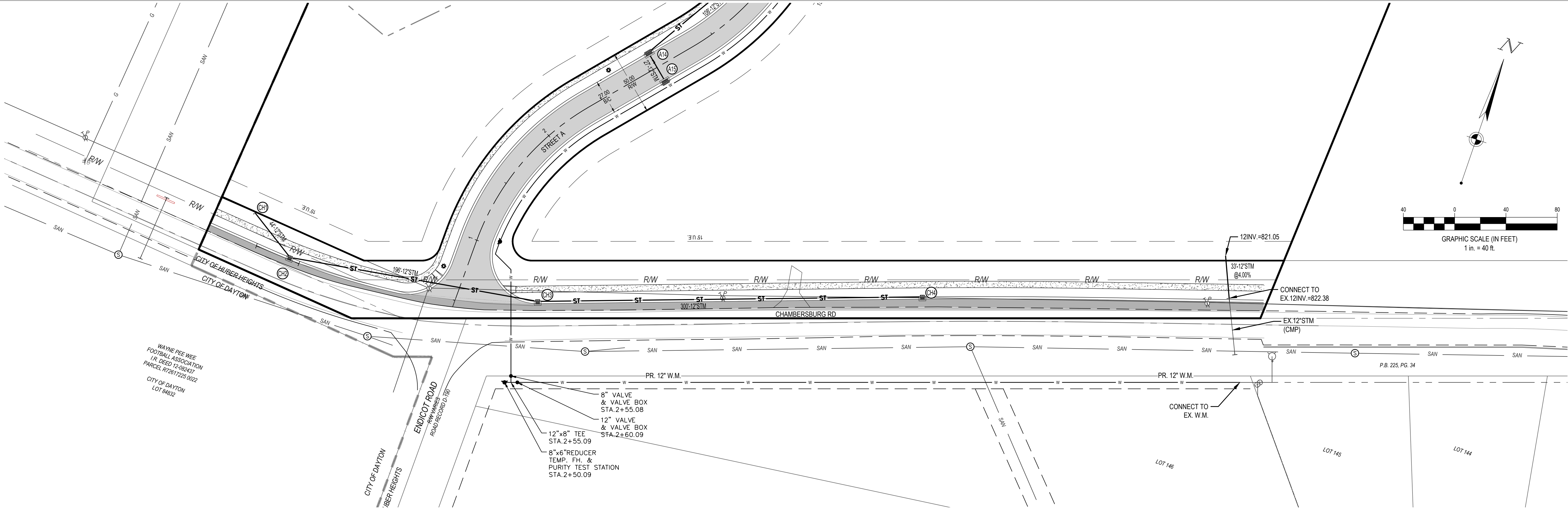
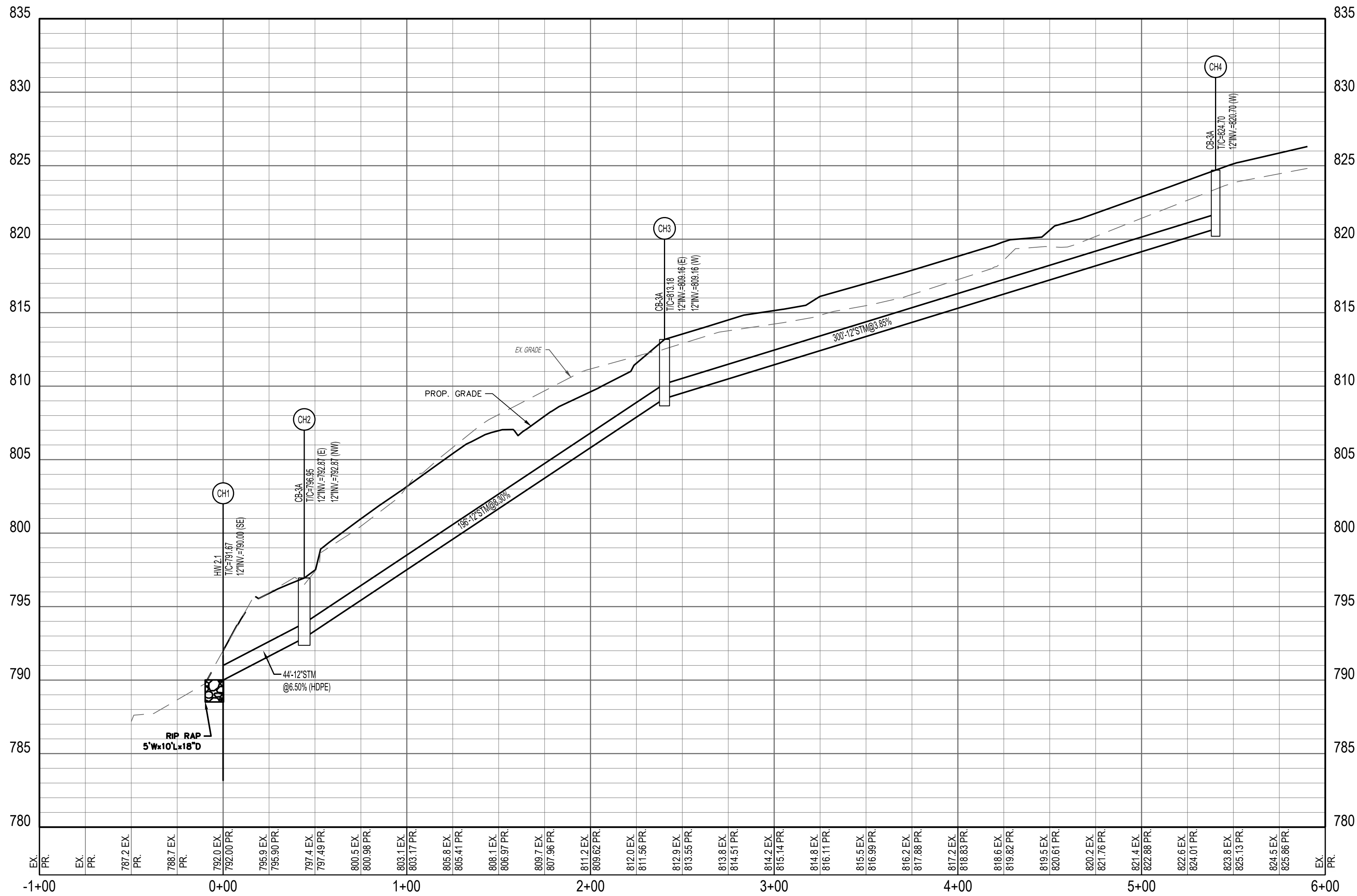
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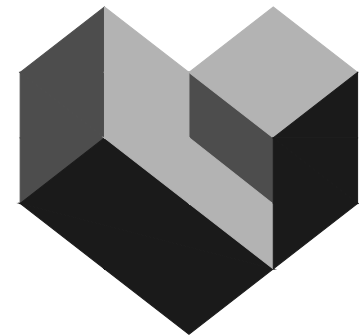
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CH4 - CH1 PROFILE
SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



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FORESTAR

CANAL HEIGHTS SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID	Description	Date
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Project Number: 763863

Scale: AS SHOWN

Drawn By: SJS

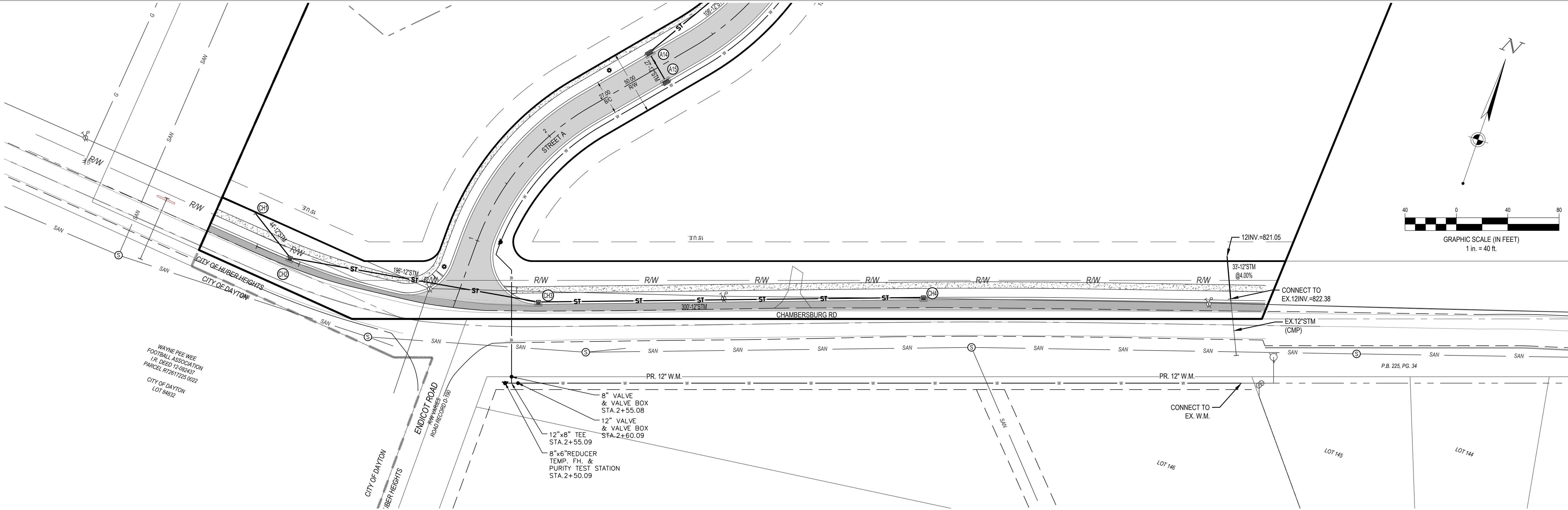
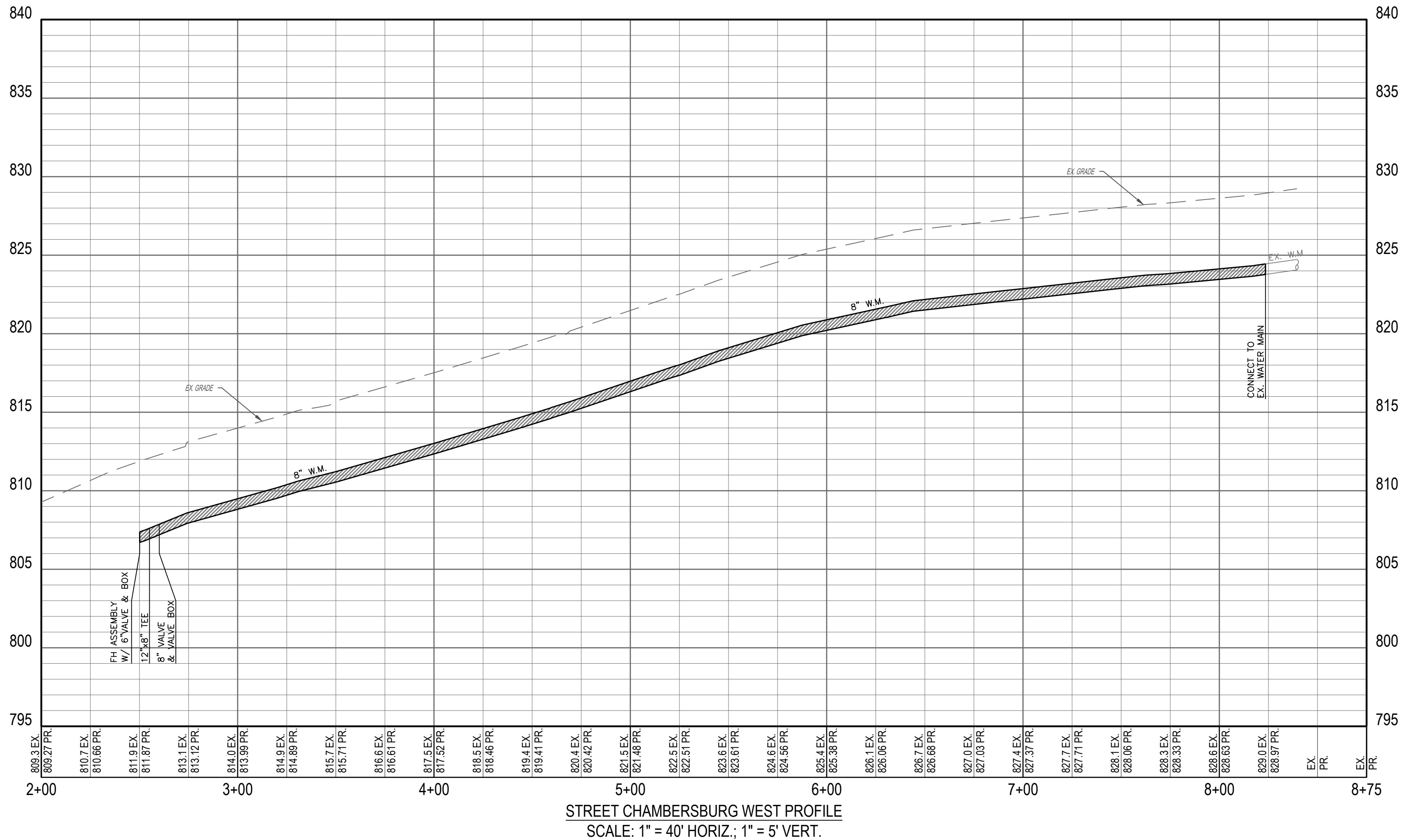
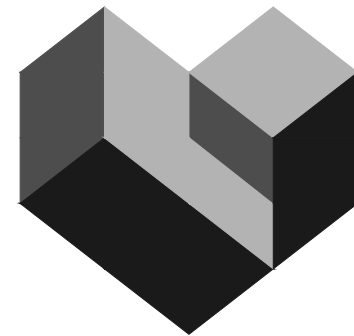
Checked By: JEE

Date: JUNE 18, 2024

Issue: CONSTRUCTION

Drawing Title:
OFFSTREET PROFILES

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FORESTAR

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CITY OF HUBER HEIGHTS, OHIO

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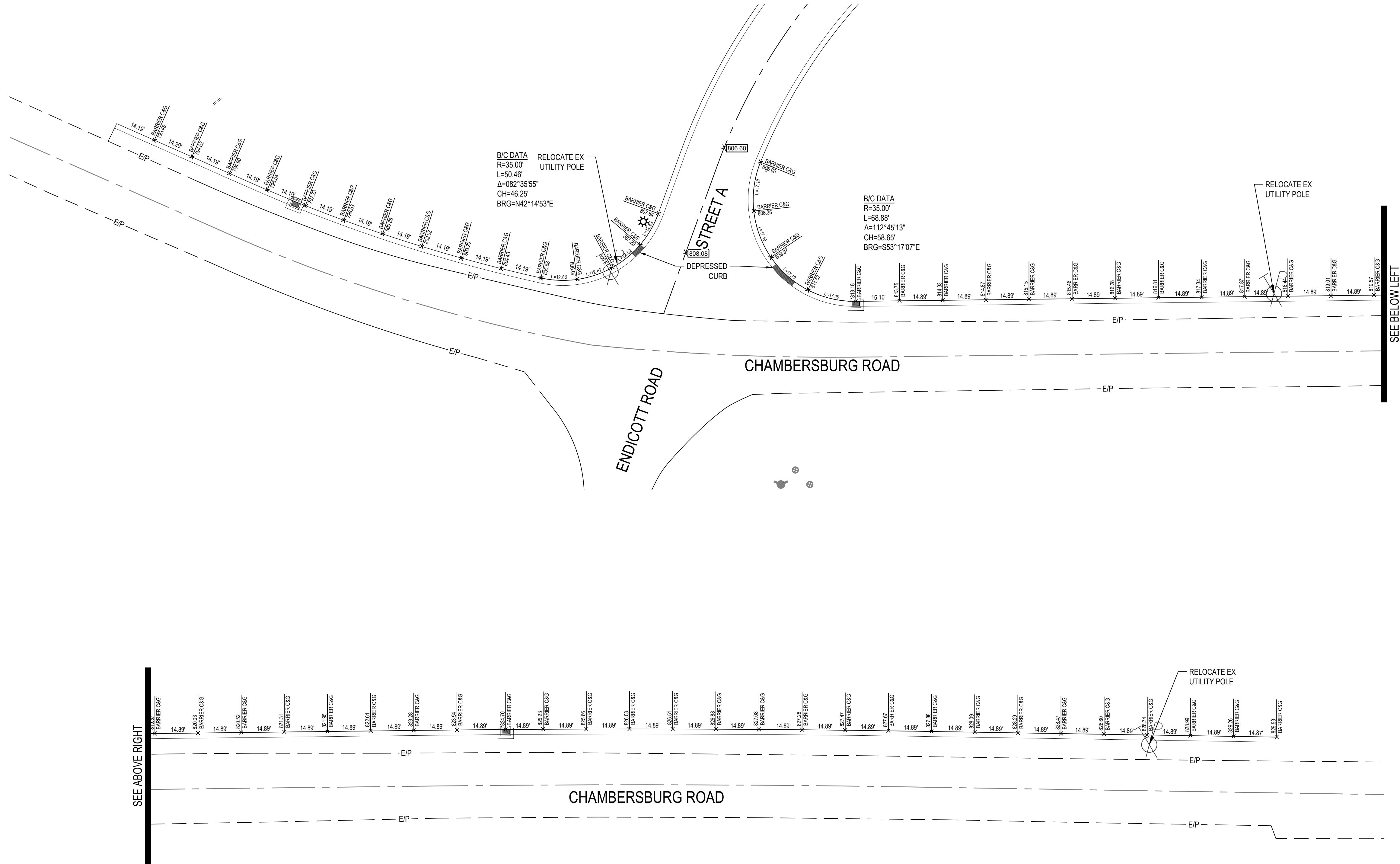
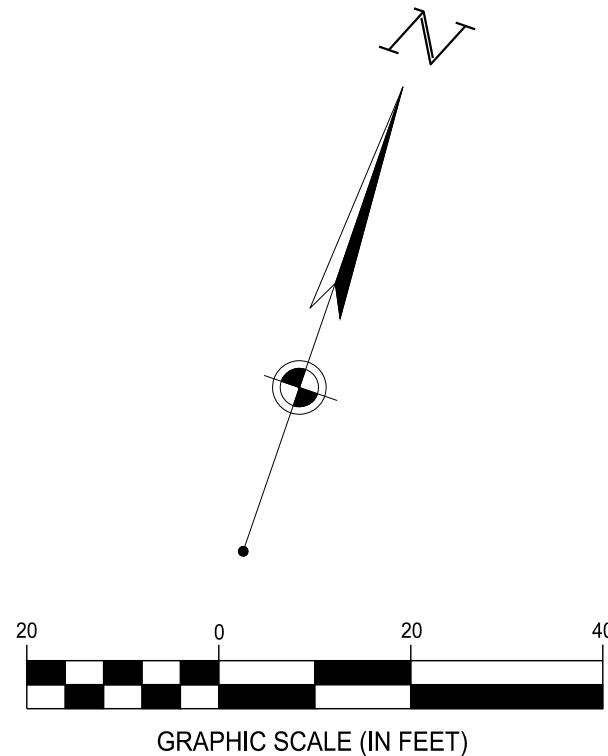
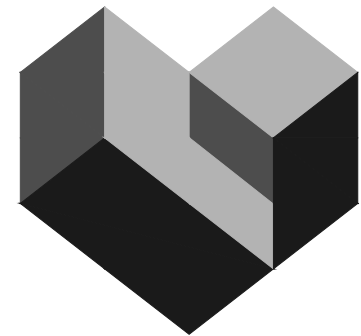
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OFFSTREET PROFILES

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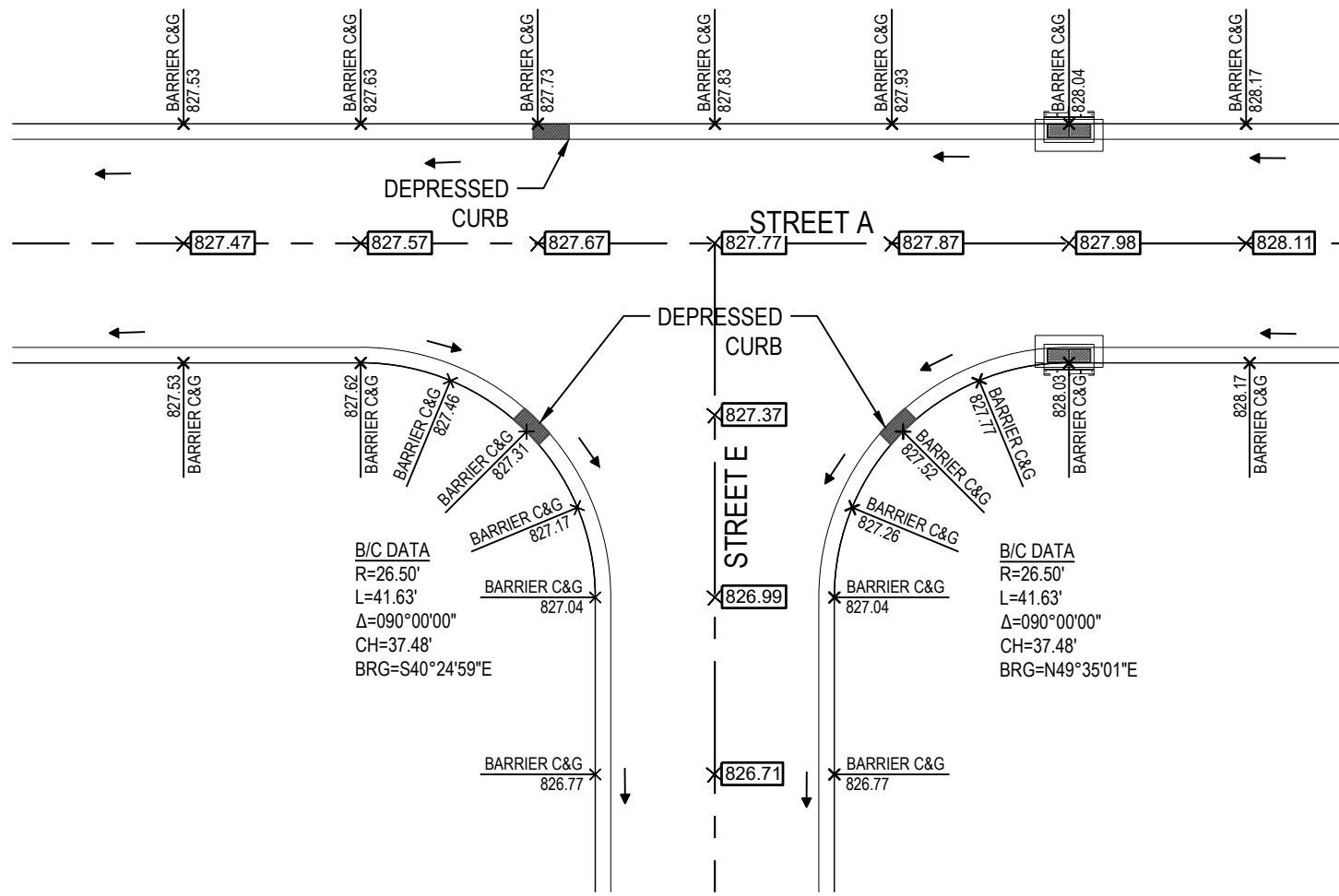
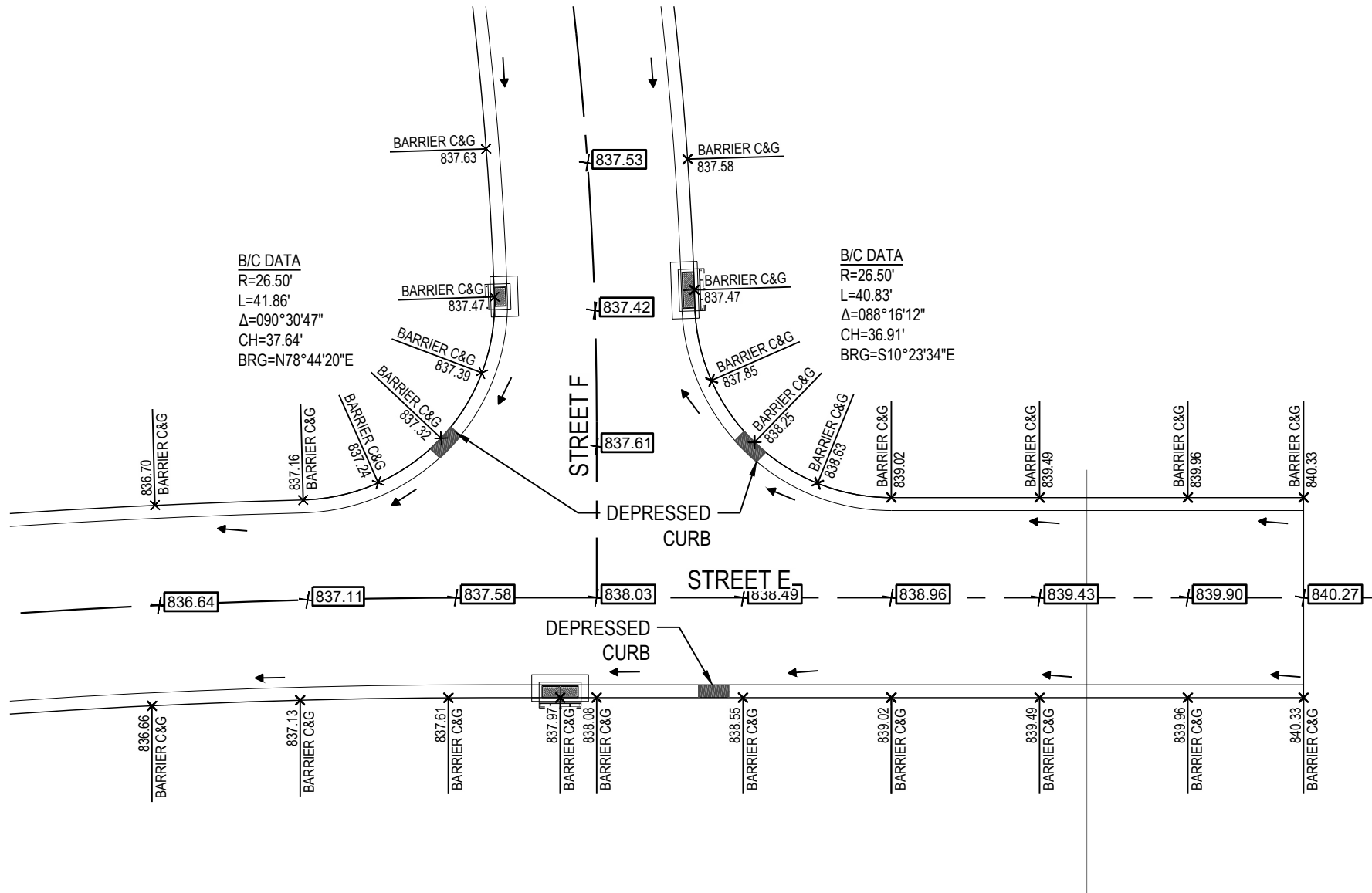
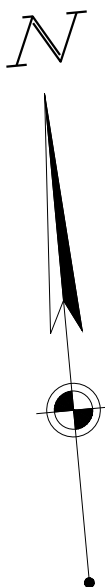
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Date: JUNE 18, 2024

Issue: CONSTRUCTION

Drawing Title:
INTERSECTION DETAIL

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FORESTAR

CANAL HEIGHTS SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
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Checked By:	JEE
Date:	JUNE 18, 2024
Issue:	CONSTRUCTION

Drawing Title:
INTERSECTION DETAIL



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NOTES:

1. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
2. THE EXPOSED SUB-GRADE AREAS SHOULD BE PROOF ROLLED AND ANY SOFT YIELDING AREA SHOULD BE UNDERCUT.
3. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OPEA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.

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	PHASE LINE
	LIMITS OF DISTURBANCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	TEMPORARY SILT FENCE
	EROSION EELS
	CONSTRUCTION ENTRANCE
	HAZARDOUS WASTE STORAGE AREA
	VEHICLE REFUELING AREA
	CONCRETE WASHOUT AREA
Br, FhA	SOIL TYPES
	EX. STORM STRUCTURE AND SEWER TO BE REMOVED



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CANAL HEIGHTS

SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date

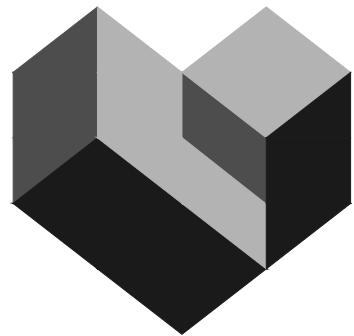
© 2024 CESO, INC.	
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Date:	JUNE 18, 2024
Issue:	CONSTRUCTION

Drawing Title:

**GRADING & EROSION
CONTROL PLAN - PH I**

NPDES PERMIT
GENERAL
CONTRACTOR SHALL
REFERENCE OEPA GENERAL
PERMIT OH C000006 PRIOR TO
START OF CONSTRUCTION.

- NOTES:
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FORESTAR

CANAL HEIGHTS
SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

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Checked By: JEE

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Issue: CONSTRUCTION

Drawing Title:

GRADING & EROSION
CONTROL PLAN - PH I

LEGEND

- | | |
|--|---|
| | PHASE LINE |
| | LIMITS OF DISTURBANCE |
| | EXISTING TREE LINE |
| | PROPOSED TREE LINE |
| | TEMPORARY SILT FENCE |
| | EROSION EELS |
| | CONSTRUCTION ENTRANCE |
| | HAZARDOUS WASTE STORAGE AREA |
| | VEHICLE REFUELING AREA |
| | CONCRETE WASHOUT AREA |
| | SOIL TYPES |
| | EX. STORM STRUCTURE AND SEWER TO BE REMOVED |



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NPDES PERMIT
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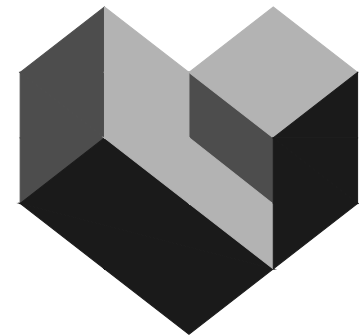


LEGEND

- PHASE LINE
- LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
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CANAL HEIGHTS

SECTION ONE

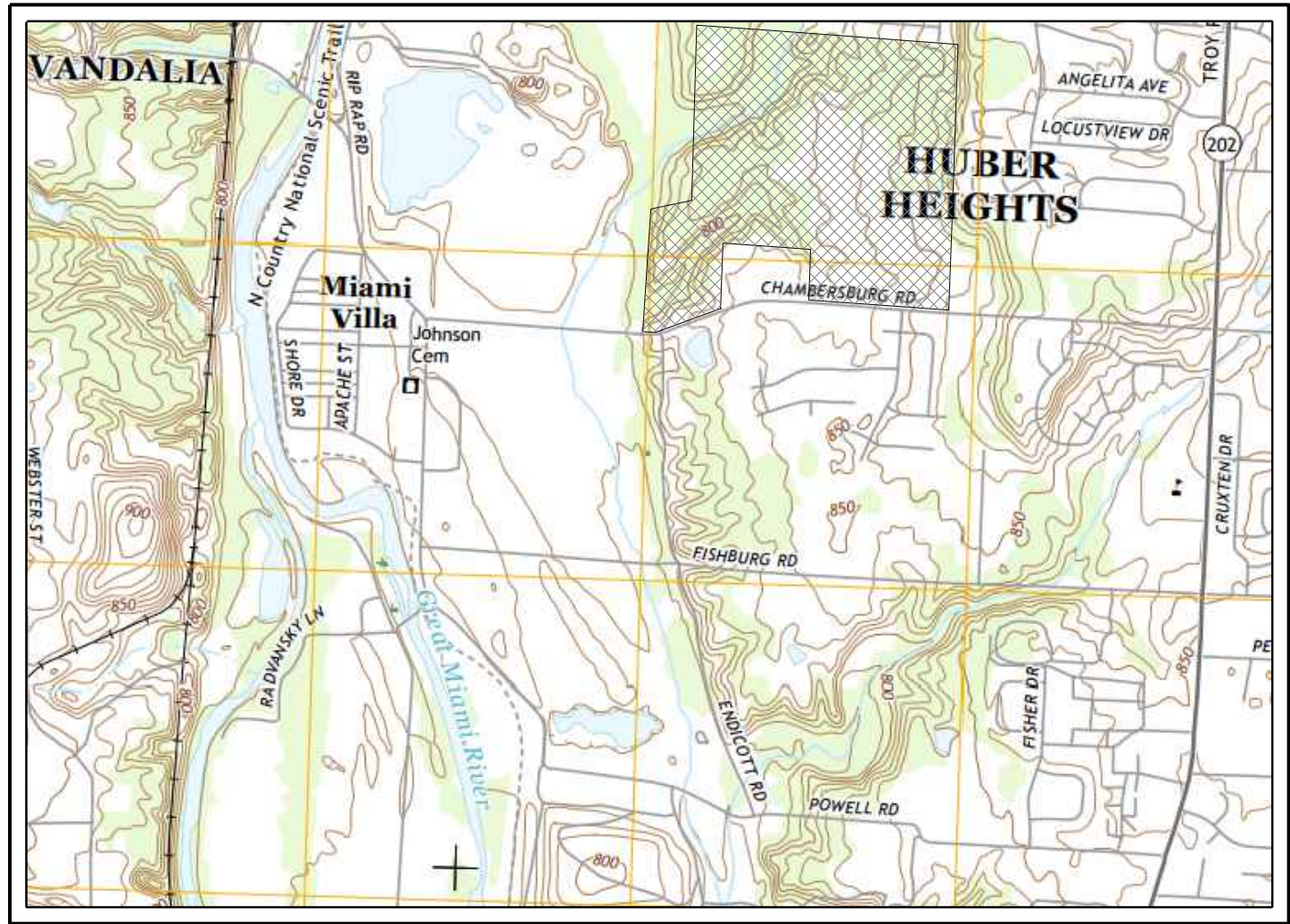
CITY OF HUBER HEIGHTS, OHIO

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Drawn By:	SJS
Checked By:	JEE
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Issue:	CONSTRUCTION

Drawing Title:
**GRADING & EROSION
CONTROL PLAN - PH I**



USGS MAP
NTS

SWPPP LEGEND

EXISTING

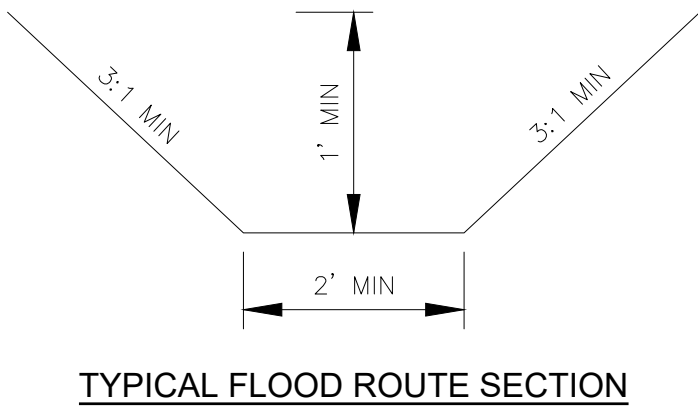
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PROPOSED

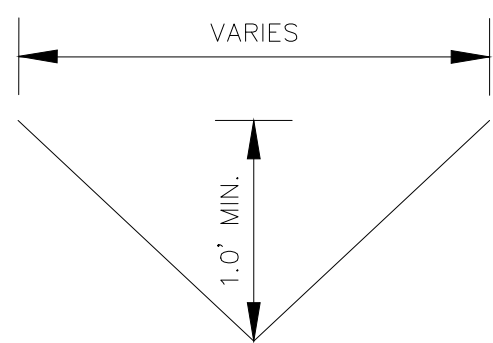
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- MINOR CONTOUR
- SILT FENCE
- GRADING/SEEDING LIMITS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORM MANHOLE
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- CONCRETE WASHOUT AREA
- INLET PROTECTION
- TRASH AREA

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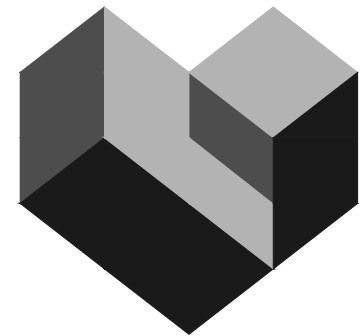
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TYPICAL FLOOD ROUTE SECTION



TYPICAL BUILDER'S SWALE



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FORESTAR

CANAL HEIGHTS
SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

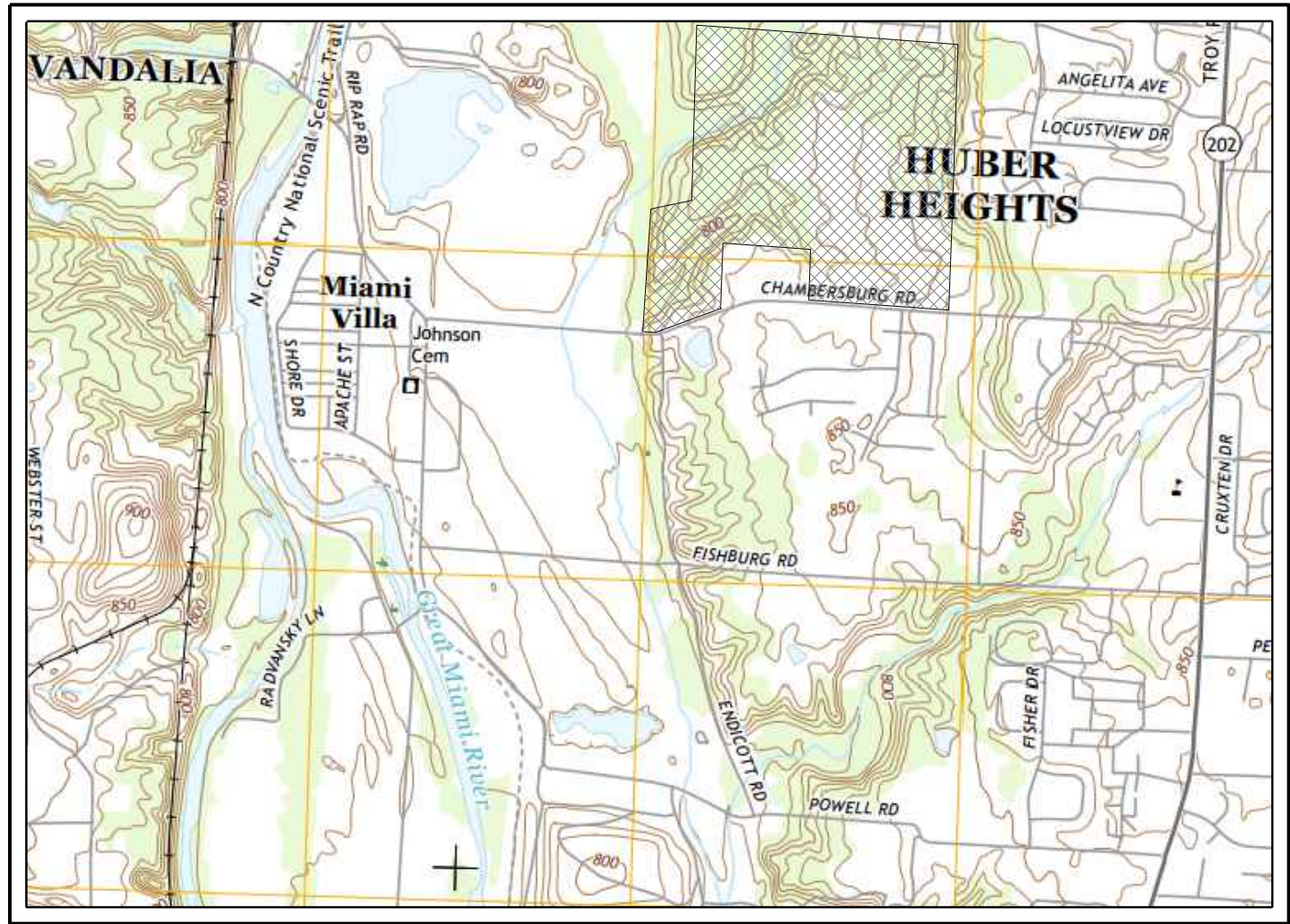
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**GRADING & EROSION
CONTROL PLAN - PH II**



USGS MAP
NTS

SWPPP LEGEND

EXISTING

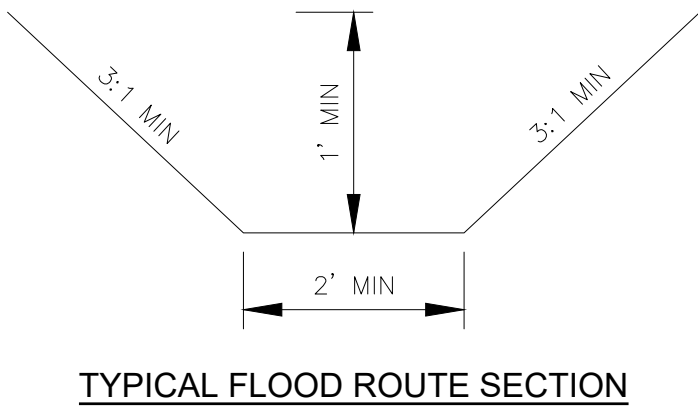
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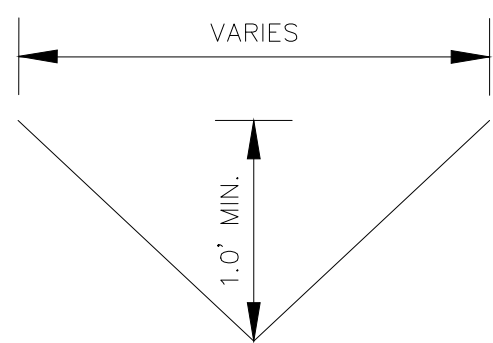
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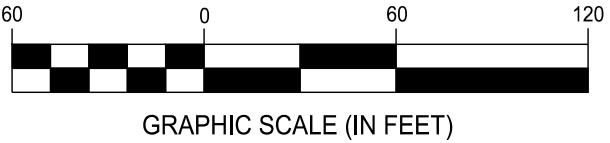
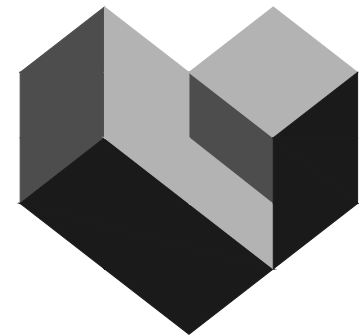
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TYPICAL FLOOD ROUTE SECTION



TYPICAL BUILDER'S SWALE



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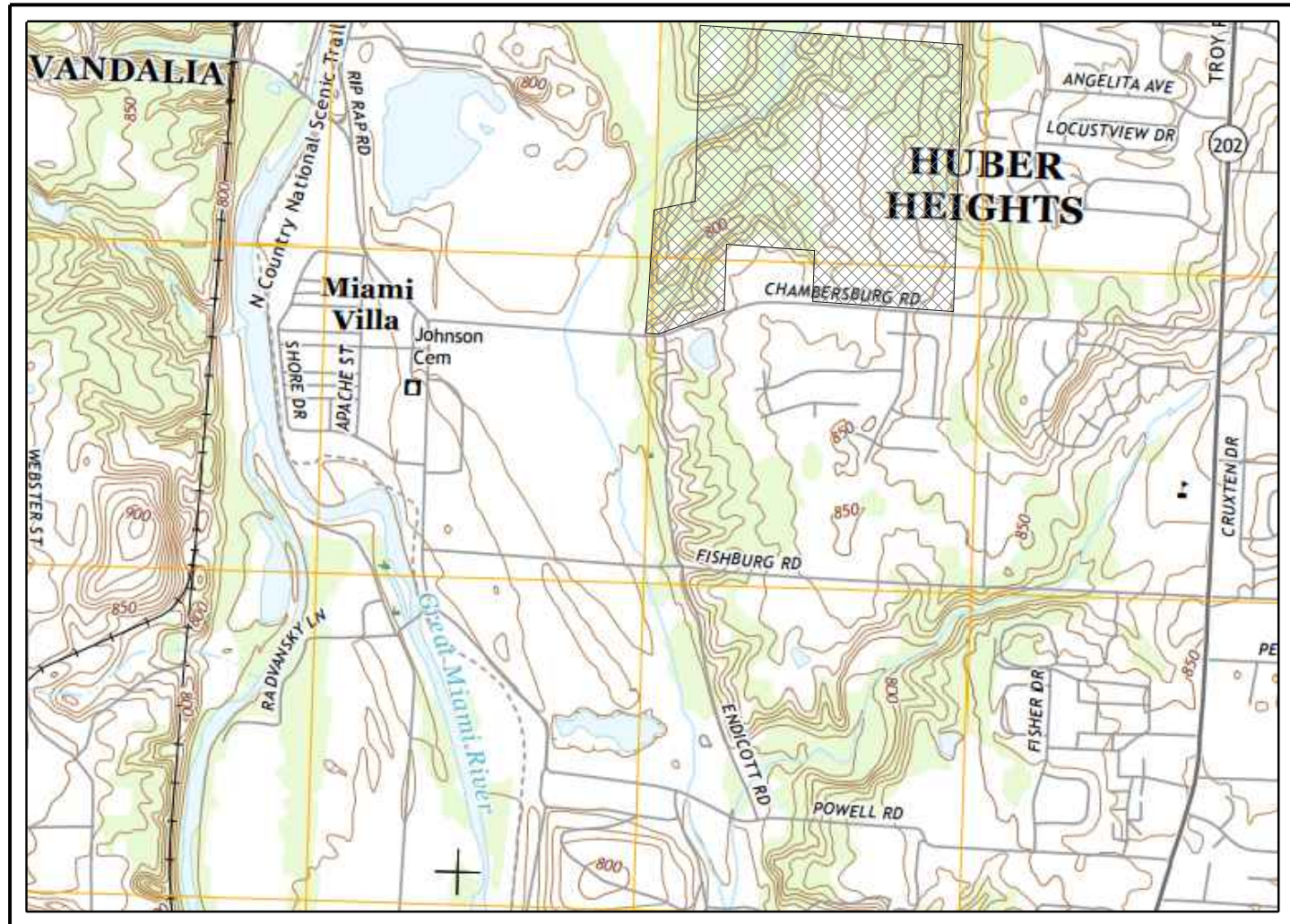
Checked By: JEE

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Drawing Title:

GRADING & EROSION
CONTROL PLAN - PH II



USGS MAP
NTS

SWPPP LEGEND

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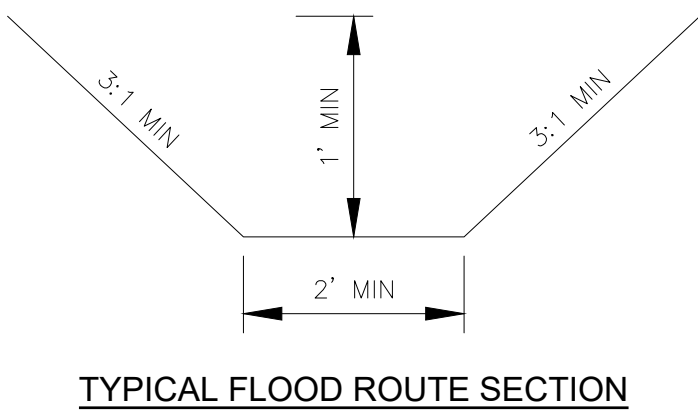
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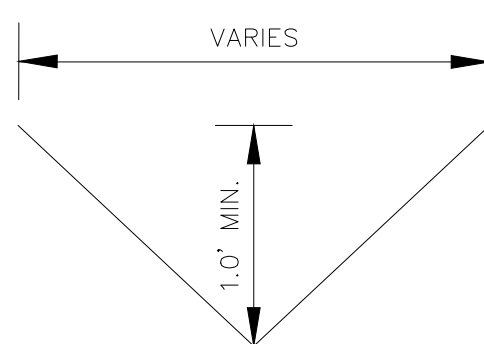
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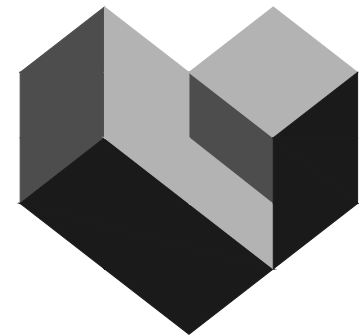
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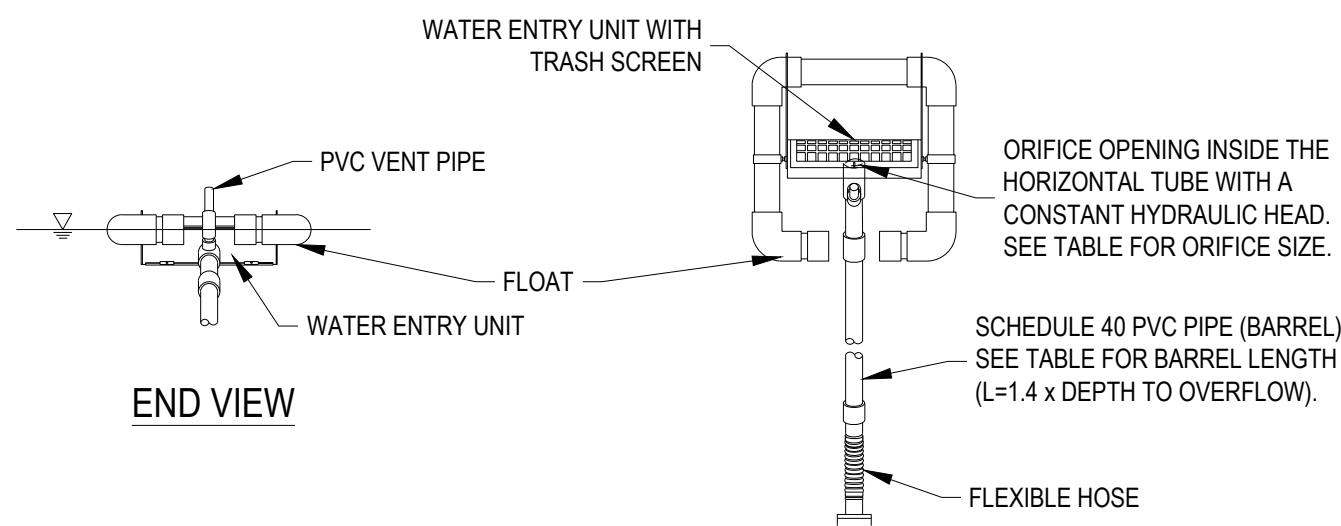
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BASIN #	VOLUME (CF)	DAYS TO DRAIN	SKIMMER SIZE (IN.)	BARREL LENGTH (FT.)	ORIFICE RADIUS (IN.)
BASIN A	5400	2	2	4	0.9000
BASIN B	11520	3	2.5000	4	1.000000
BASIN C	30420	3	4	3	1.4000
BASIN D	32040	3	4	2	1.5000

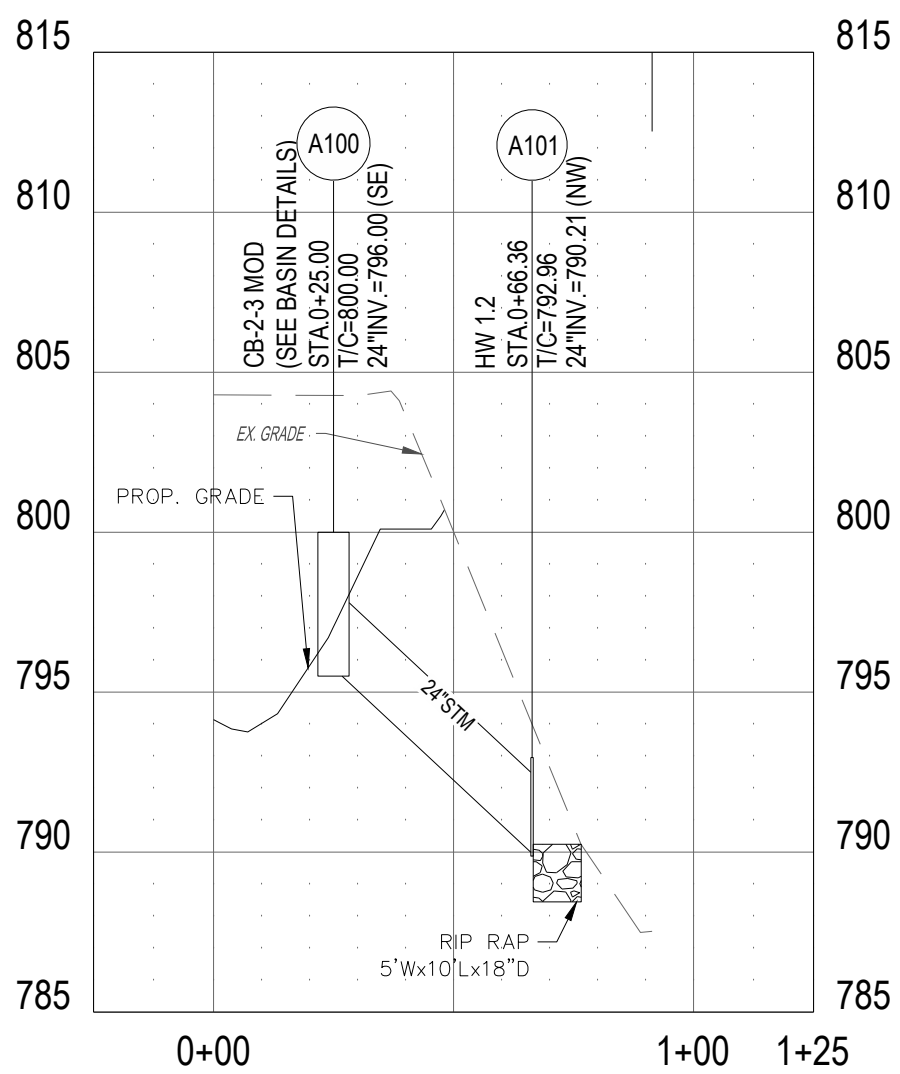
- NOTES:
1. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
 2. USE FAIRCLOTH SKIMMER OR APPROVED OTHER.

SEDIMENT BASIN SKIMMER

NTS

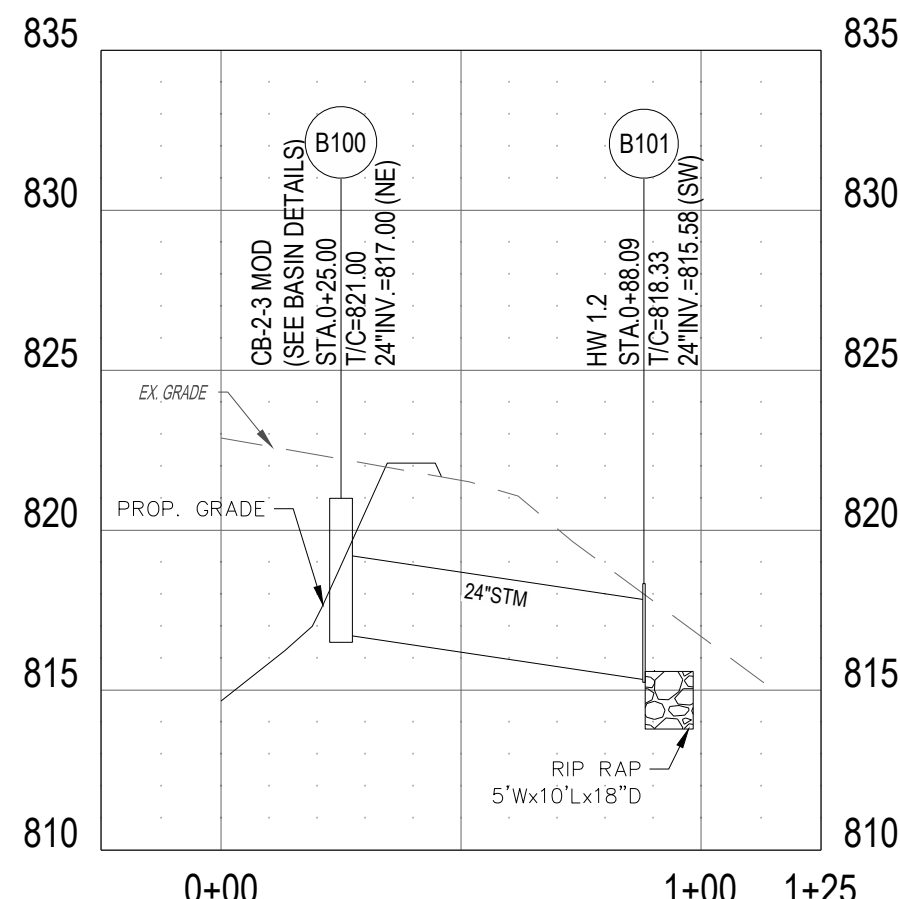
SEDIMENT CONTROL VOLUMES								
POND	DRAINAGE AREA (AC)	DISTURBED AREA (AC)	REQUIRED DEWATERING ZONE VOLUME (CF)	REQUIRED SEDIMENT ZONE VOLUME (CF)	PROVIDED DEWATERING ZONE VOLUME (CF)	PROVIDED SEDIMENT ZONE VOLUME(CF)	DEWATERING ZONE (FT)	SEDIMENT STORAGE ZONE (FT)
BASIN A	3.00	3.00	5,400	3,000	37,098	53,120	796.00 - 798.40	790.00 - 796.00
BASIN B	6.40	6.40	11,520	6,400	42,709	67,590	817.00 - 819.50	809.00 - 817.00
BASIN C	16.90	16.90	30,420	16,900	98,225	288,690	810.00 - 812.00	802.00 - 810.00
BASIN D	17.80	17.80	32,040	17,800	55,416	272,375	822.00 - 823.00	816.00 - 822.00

TYPICAL MAINTENANCE ACTIVITIES FOR BASINS		
SCHEDULE	INSPECTION ITEM	ACTIVITY
MONTHLY	INLET/OUTLET STRUCTURE & SIDE SLOPES	- DO NOT FERTILIZE VEGETATION SURROUNDING BASIN. - MOW SIDE SLOPES.
ANNUALLY (AND AFTER LARGE STORM EVENTS)	INLET/OUTLET STRUCTURE & SIDE SLOPES	- REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM INLET AND OUTLET STRUCTURES.
BI-ANNUALLY	STORMWATER BASIN	- CHECK FOR SIGNS OF EUTROPHIC CONDITIONS (ALGAE BUILD-UP). - NOTE SIGNS OF HYDROCARBON BUILD-UP, REMOVE APPROPRIATELY.
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORMWATER BASIN	- INSPECT FOR DAMAGE, PAYING PARTICULAR ATTENTION TO THE OUTLET CONTROL STRUCTURE. - MONITOR SEDIMENT ACCUMULATION IN THE FACILITY. - EXAMINE TO ENSURE INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND ARE OPERATIONAL. - INSPECT FOR INVASIVE VEGETATION IF WETLAND COMPONENTS INCLUDED.
ANNUALLY	STORMWATER BASIN SEDIMENT ACCUMULATION	- MONITOR SEDIMENT ACCUMULATIONS, AND REMOVE SEDIMENT WHEN THE POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (25% OF PERMANENT POOL VOLUME LOST), OR THE POND BECOMES EUTROPHIC
ANNUALLY	BASIN EMBANKMENT	- REPAIR UNDERCUT/ERODED AREAS AND STABILIZE.
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORM SEWER SYSTEM	- REMOVE DEBRIS FROM THE SEWER SYSTEM TO ENSURE POSITIVE FLOW TO THE BASIN.



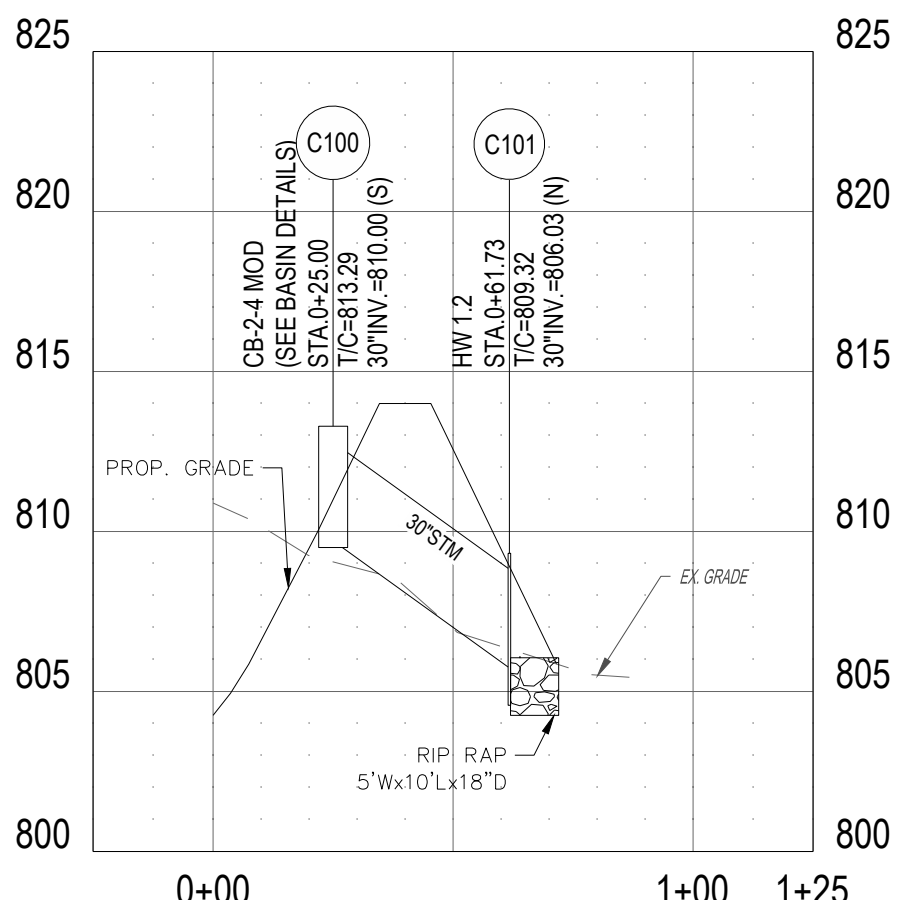
A100-A101 PROFILE

SCALE: 1" = 20' HORIZ.; 1" = 3' VERT.



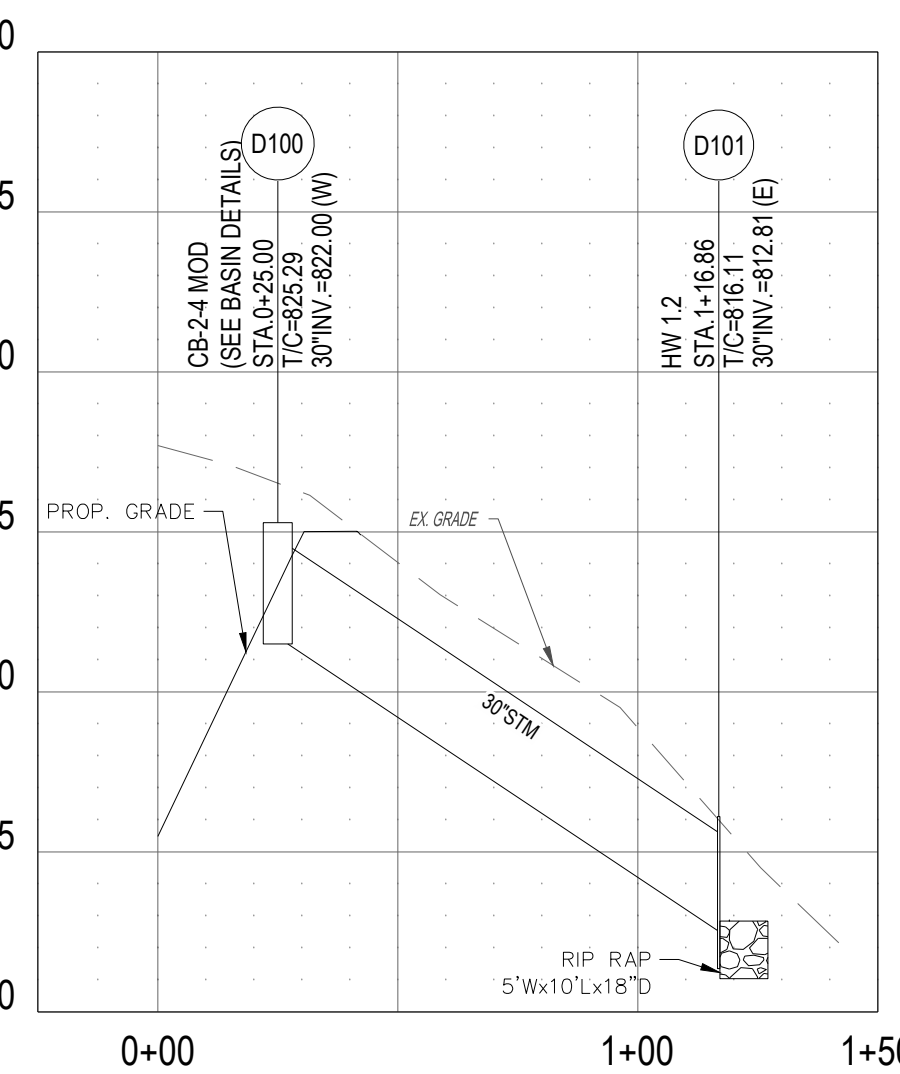
B100-B101 PROFILE

SCALE: 1" = 20' HORIZ.; 1" = 3' VERT.



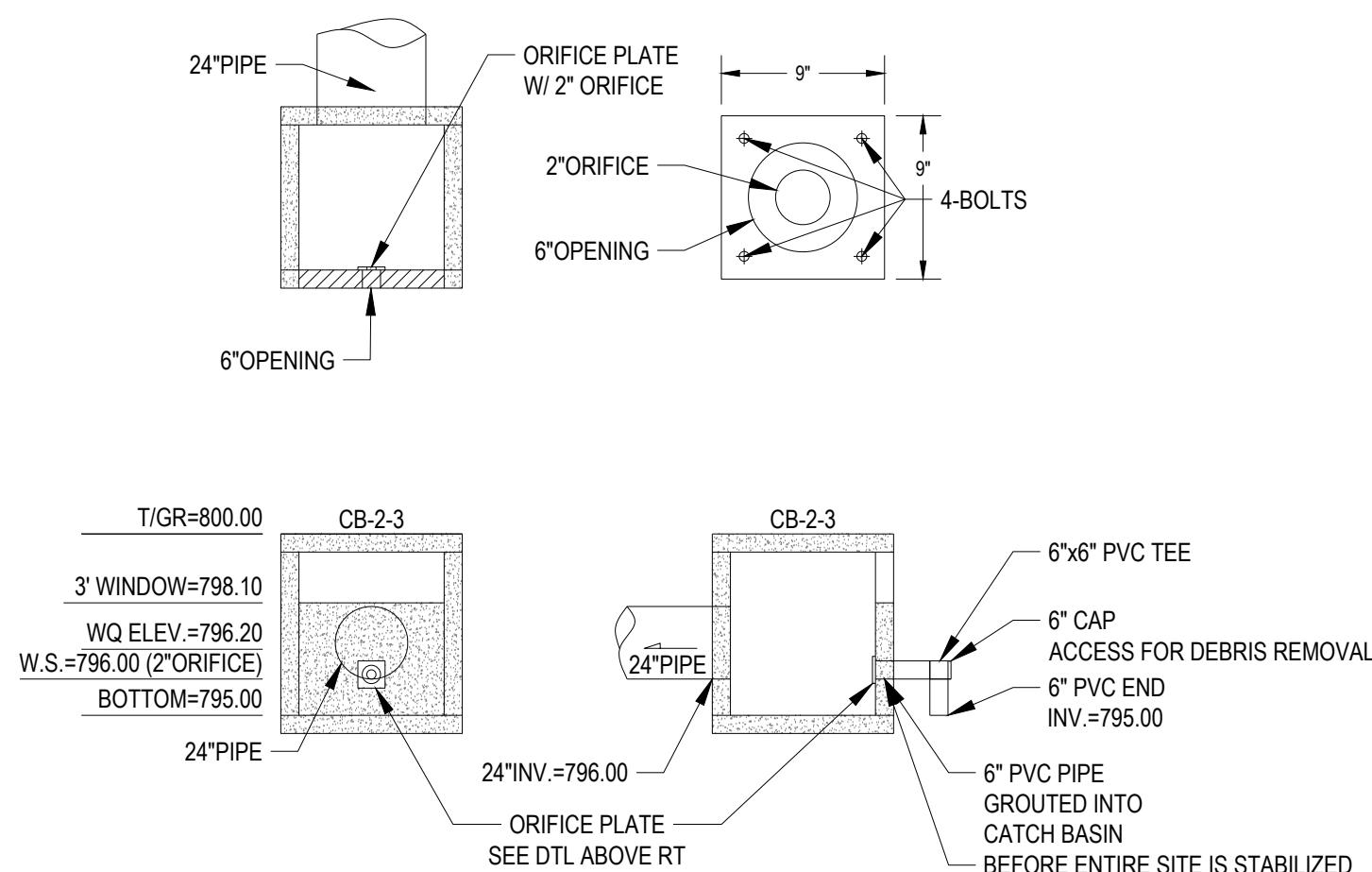
C100-C101 PROFILE

SCALE: 1" = 20' HORIZ.; 1" = 3' VERT.



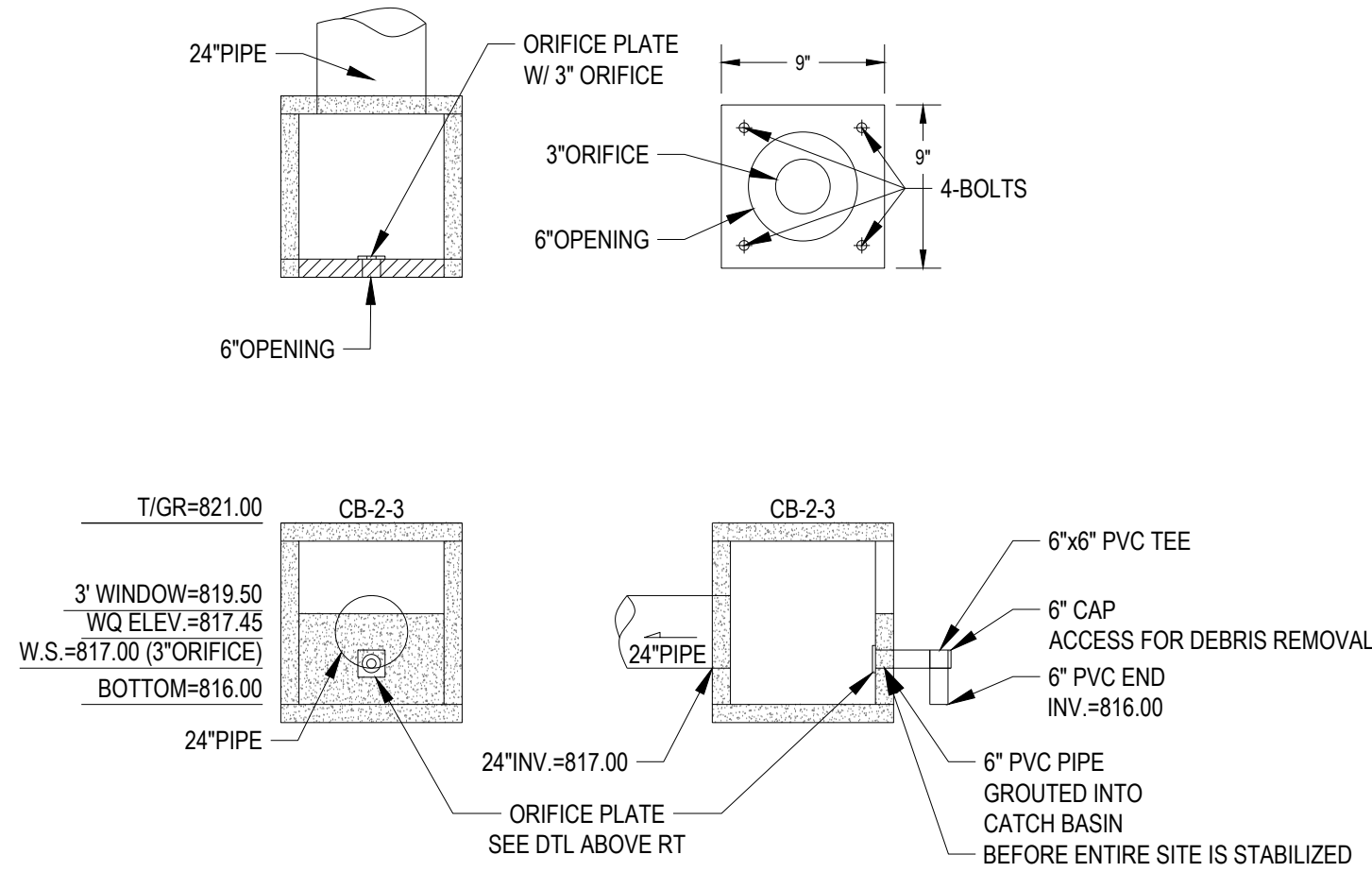
D100-D101 PROFILE

SCALE: 1" = 20' HORIZ.; 1" = 3' VERT.



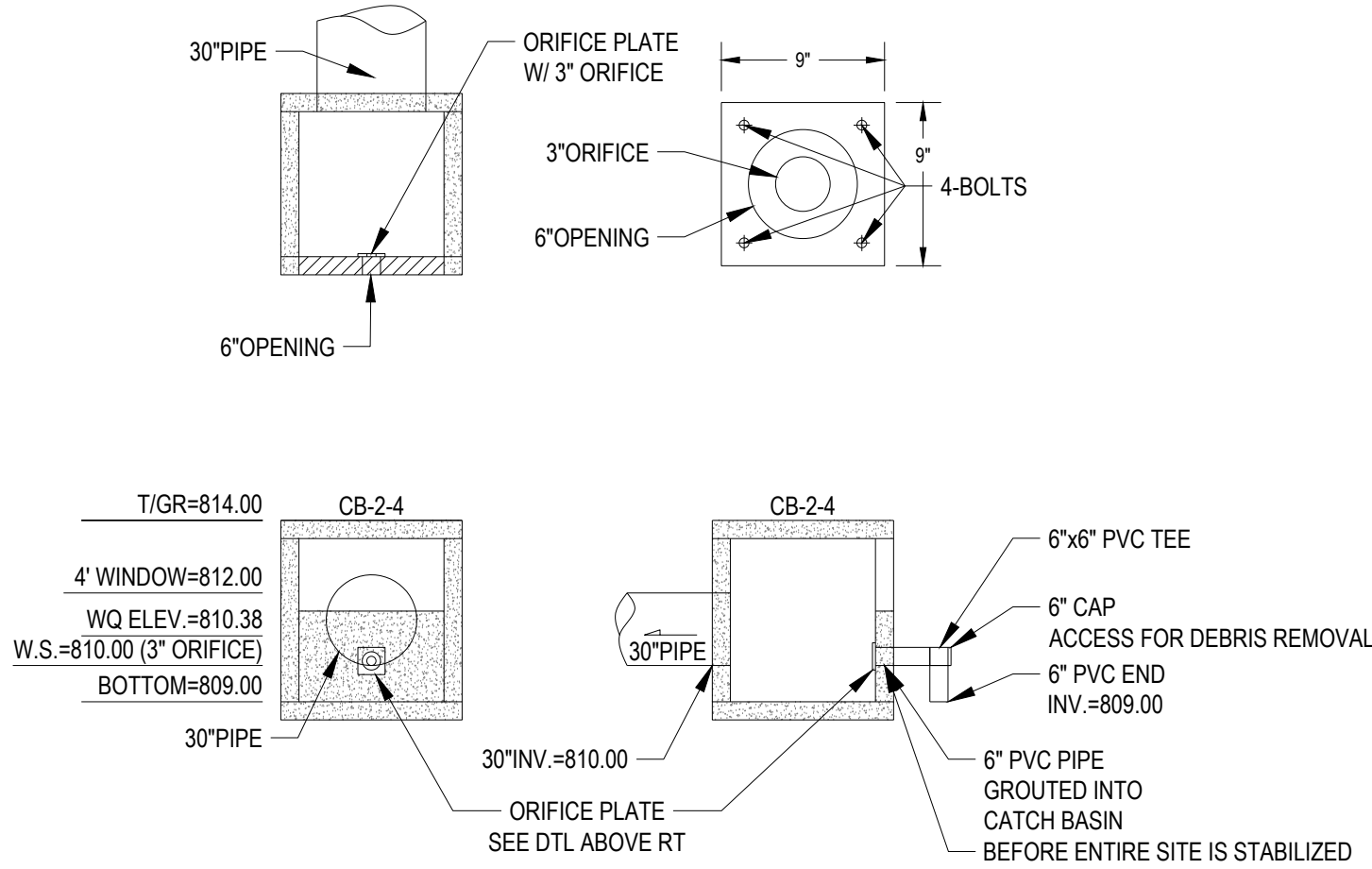
BASIN A OUTLET DETAIL

NTS



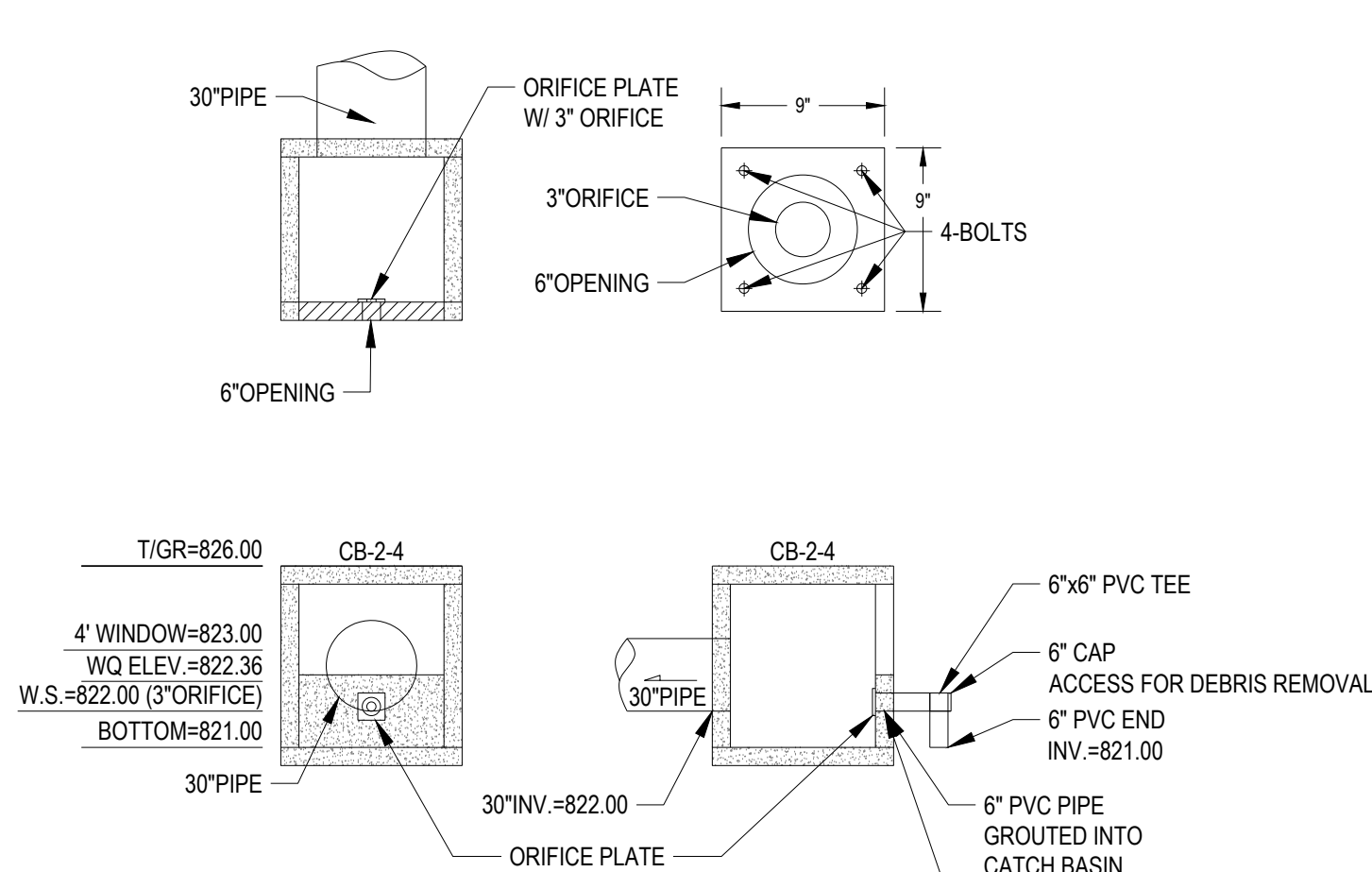
BASIN B OUTLET DETAIL

NTS



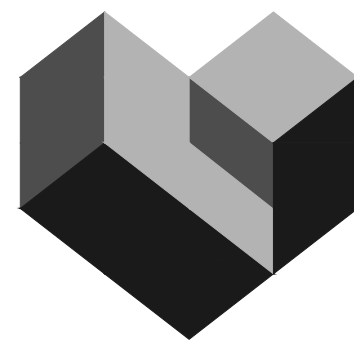
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FORESTAR

CANAL HEIGHTS
SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID	Description	Date
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Project Number: 763863

Scale: AS SHOWN

Drawn By: SJS

Checked By: JEE

Date: JUNE 18, 2024

Issue: CONSTRUCTION

Drawing Title:

BASIN DETAILS

SITE DATA

OWNER: MERIDIAN LAND GROUP LTD 7870 E KEMPER RD STE 150 CINCINNATI, OH 45249 WILD CREEK PROPERTIES, LTD 8098 CARNARY LANE CINCINNATI, OH 45249

DEVELOPER: FORESTAR 9292 N. MERIDIAN STREET, SUITE 211 INDIANAPOLIS, IN 46260

PLAN DESIGNER: CESO, INC. 3601 RIGBY ROAD, STE 300 MIAMISBURG, OHIO 45342

DEVELOPMENT NAME AND DESCRIPTION: CANAL HEIGHTS SECTION ONE IS A LOW DENSITY RESIDENTIAL SUBDIVISION THAT WILL CONSIST OF 71 SINGLE FAMILY HOMES.

SITE ACREAGE: THE SECTION 1 SITE IS APPROXIMATELY 51.94 ACRES. OVERALL 42.43 TOTAL ACRES WILL BE DISTURBED BY CONSTRUCTION.

RUNOFF COEFFICIENT: PRE-CONSTRUCTION RUNOFF COEFFICIENT, C=0.40 POST-CONSTRUCTION RUNOFF COEFFICIENT, C=0.50

IMPERVIOUS AREA: PRE-CONSTRUCTION - 0 ACRE, 0% POST-CONSTRUCTION - 8.23 ACRE, 10.0%

PRIOR LAND USE THE SITE WAS PREVIOUSLY OCCUPIED BY A COMBINATION OF DENSE WOODS AND MEADOWS.

SOIL TYPES: BROOKSTON SILTY CLAY - 17.2% CELINA SILT LOAM - 8.1% CORWIN SILT LOAM - 15.6% CROSBY SILT LOAM - 4.2% FOX LOAM - 0.5% HENNEPIN & MIAMIAN SILT LOAM - 3.3% MIAMIAN SILT LOAM - 37.4% LANIER SANDY LOAM - 1.5% MILLSDALE SILTY CLAY LOAM - 5.1% MONTGOMERY SILTY CLAY LOAM - 2.9% RITCHEY SILT LOAM - 4.2%

ADJACENT AREAS: THE SITE IS BOUND BY DEVELOPED SECTIONS OF HERBERT C. HUBER PLAT NO. 52, SECTION 8 AND SECTION 8B TO THE NORTH, AND HERBERT C. HUBER PLAT NO. 54 TO THE EAST. THE SITE IS NORTH OF CHAMBERSBURG ROAD AND WEST OF OLD TROY PIKE.

STORM WATER MANAGEMENT: THE SITE DRAINS TO AN EXISTING UNNAMED TRIBUTARY THAT OUTLETS INTO THE GREAT MIAMI RIVER WEST OF THE SITE.

SEQUENCE OF CONSTRUCTION

1. INSTALL CONSTRUCTION ENTRANCE, HAZARDOUS WASTE STORAGE AREA, VEHICLE REFUELING AREA, AND CONCRETE WASH PIT.
2. CLEAR & GRUB SITE
3. CONSTRUCT BASINS
4. ROUGH GRADE SITE
5. CONSTRUCT SANITARY, DISTURBING TRENCH AREA ONLY
6. INSTALL STORM & WATER LINE, PLACING INLET PROTECTION AS INLETS ARE CONSTRUCTED
7. GRADE STREETS FIXING INLET PROTECTION AS NEEDED
8. PAVE STREETS
9. FINAL GRADE LOTS
10. SEED & MULCH ALL DISTURBED AREAS
11. REMOVE ALL EROSION CONTROL PRACTICES

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

GENERAL LAND CONSERVATION NOTES

- NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 30 DAYS IF IT IS TO REMAIN DORMANT FOR MORE THAN 45 DAYS UNLESS AUTHORIZED BY THE STATE GOVERNING JURISDICTION'S INSPECTOR. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.
- ALL STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING FOR ALL SITES.
- ALL STORM SEWER, SANITARY SEWER, WATER MAIN AND SERVICE TRENCHES SHALL BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER BACK FILL IF INSTALLATION IS THROUGH STABILIZED AREAS. NO MORE THAN 500 FEET OF TRENCH WILL BE OPEN AT ANY ONE TIME.
- ELECTRIC POWER, TELEPHONE, CATV AND GAS SUPPLY TRENCHES SHALL BE COMPACTED SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACK FILL, IF INSTALLATION IS THROUGH STABILIZED AREAS.
- ALL TEMPORARY DIVERSIONS, SEDIMENT BASIN EMBANKMENTS AND EARTH STOCKPILES SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING. STRAW, HAY MULCH OR EQUIVALENT IS REQUIRED.
- ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS (INLET PROTECTION) WHICH WILL BE MAINTAINED AND MODIFIED AS REQUIRED AS CONSTRUCTION PROGRESSES.
- ANY DISTURBED AREA NOT STABILIZED WITH SEEDING, SODDING, PAVING OR BUILT UPON BY NOVEMBER 1ST, OR AREAS DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE AND OVER-SEEDED BY APRIL 15TH.
- AT THE COMPLETION OF CONSTRUCTION, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.
- HOA SHALL MAINTAIN AND KEEP RECORD OF ANY MAINTENANCE/INSPECTIONS OF COMMON AREAS.

SWPPP NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST OHIO EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. SEE OHIO EPA PERMIT NO. OHC000005 FOR SWPPP RULES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT. EVERY EFFORT SHALL BE MADE TO PRESERVE THE NATURAL RIPARIAN SETBACK ADJACENT TO STREAMS OR OTHER SURFACE WATER BODIES.
4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.
5. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, OR PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE REMAINING DORMANT FOR OVER FOURTEEN (14) DAYS.
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS. PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN (7) DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR INDIVIDUALS.
6. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:
 - SEEDING: ANNUAL RYEGRASS AT 2.02 #/1,000 S.F.
 - MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.
 - FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER STATE DOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
8. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS.
9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
10. OHIO EPA SWPPP REGULATIONS REQUIRES THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE AT LEAST 104 CUBIC YARDS (67 CY FOR DEWATERING AND 37 CY FOR SEDIMENT STORAGE) OF STORAGE PER ACRE OF TOTAL CONTRIBUTING AREA. MAXIMUM DEPTH OF SEDIMENT SETTLING POND SHALL BE EQUAL OR LESS THAN 5-FEET WITH A LENGTH TO WIDTH RATIO GREATER THAN OR EQUAL TO 2:1)
11. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40% (APPROXIMATELY ONE-HALF OF POND DEPTH).
12. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF.
13. ALL TOXIC WASTES, HAZARDOUS WASTES AND NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS OR BY BURYING, BURNING OR MIXING THE WASTES.
14. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
16. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
17. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
18. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).
19. AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
20. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
21. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
22. ALL DESIGNATED CONCRETE CHUTE OR WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
23. THERE IS A POTENTIAL FOR HIGH GROUND WATER AT THIS SITE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.
24. DISCHARGE OF WATER WITH POTENTIAL SEDIMENT FROM THE SITE SHALL BE THROUGH A FILTER BAG, SUMP PIT OR OTHER SEDIMENT REMOVAL DEVICE.
25. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).
26. IF THE SITE CONTAINS CONTAMINATED SOIL, THE FOLLOWING SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:
 1. BERMS, TRENCHES AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES.
 2. PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SYSTEM OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY.
 3. COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

SWPPP NOTES (CONT.)

27. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, WILL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. AS SOON AS POSSIBLE, THE SPILL WILL BE REPORTED TO THE APPROPRIATE AGENCIES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES WILL BE PROPERLY REPORTED. THE GENERAL CONTRACTOR WILL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICH EVER IS LESS.
28. THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800.282.9378, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
29. OPEN BURNING IS NOT PERMITTED ON THE SITE.
30. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. DUST SUPPRESSANTS SHALL NOT BE APPLIED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAYS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
31. APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE THAT ALL PROPER AIR POLLUTION PERMITS ARE OBTAINED.
32. PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL AND CONCRETE WASH-OUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
33. SANITARY AND WATER PTI FORMS SHALL BE FILED WITH THE OHIO EPA AS REQUIRED.
34. PROTECTED STORAGE AREAS SHALL BE USED FOR INDUSTRIAL AND CONSTRUCTION MATERIALS IN ORDER TO MINIMIZE THE EXPOSURE OF SUCH MATERIALS TO STORMWATER.
35. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
36. INSPECTIONS OF BMPS SHALL BE PERFORMED BY QUALIFIED PERSONS PROVIDED BY THE PERMITTEE AND THE INSPECTION LOGS ARE TO BECOME A PART OF THIS PLAN. INSPECTIONS RECORDS SHALL BE SIGNED BY THE INSPECTOR AND WILL BE KEPT FOR 3 YEARS AFTER THE NOTICE OF TERMINATION IS SUBMITTED.
37. INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE IN EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD, FROM THE BEGINNING OF CONSTRUCTION THROUGH THE FINAL INSPECTION PRIOR TO THE NOTICE OF TERMINATION.
38. NON-SEDIMENT POND BMPS TO BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT POND BMPS WITHIN 10 DAYS OF INSPECTION. BMPS NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITHIN 10 DAYS OF INSPECTION. MISSING BMPS SHALL BE INSTALLED WITHIN 10 DAYS OF INSPECTION.
39. IF THE SITE IS STABILIZED AND WILL BE DORMANT FOR A LONG PERIOD OF TIME, LESS FREQUENT INSPECTIONS MAY BE REQUESTED OF THE OEPA VIA A WAIVER REQUEST.
40. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION.
41. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
42. SILT FENCES, INLET PROTECTION, SILT DIKES AND PERVIOUS LOGS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE, INLET PROTECTION, SILT DIKE AND PERVIOUS LOG.
43. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
44. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
45. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
46. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
47. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION PONDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
48. ALL RIP RAP MUST BE PLACED OVER GEOTEXTILE FILTER.
49. STONE CONSTRUCTION ENTRANCE TO BE MAINTAINED BY CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
50. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
51. ROCK CHECK DAMS SHOULD BE ROUTINELY CLEANED ONCE SEDIMENT BEGINS TO APPEAR ON THE UPSTREAM SIDE OF THE ROCK.
52. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
53. CONTRACTOR TO DELINEATE STOCK PILE LOCATION ON PLANS TO BE KEPT ON SITE DURING CONSTRUCTION.
54. CONSTRUCT STOCKPILES IN ACCESSIBLE LOCATIONS THAT DO NOT INTERFERE WITH NATURAL DRAINAGE. INSTALL APPROPRIATE SEDIMENT CONTROLS TO TRAP SEDIMENT SUCH AS SILT FENCE IMMEDIATELY ADJACENT TO THE STOCKPILE OR SEDIMENT TRAPS OR BASINS DOWNSTREAM OF STOCKPILE. STOCKPILE SIDE SLOPES SHALL NOT EXCEED A RATIO OF 2:1.
55. IF STOCKPILE IS STORED FOR MORE THAN 14 DAYS, IT SHOULD BE TEMPORARY SEEDED, OR COVERED WITH A TARP.
56. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
57. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY, IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION. THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
58. THE POST CONSTRUCTION WATER QUALITY REQUIREMENTS OF OHIO EPA PERMIT OHC000005 SHALL BE MET BY THE EXISTING WATER QUALITY BASIN.
59. ALL WATER FROM DEWATERING ACTIVITES SHALL BE PROCESSED THROUGH A BMP PRIOR TO LEAVING THE SITE.

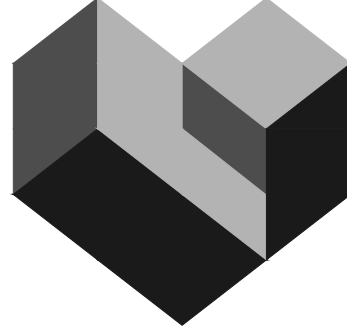
STRUCTURAL BMP LONG-TERM MAINTENANCE (GENERAL NOTES)

1. THE OWNER AGREES TO MAINTAIN IN PERPETUITY THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH APPROVED MAINTENANCE PLANS LISTED IN #2 BELOW AND IN A MANNER THAT WILL PERMIT THE STORM WATER MANAGEMENT PRACTICES TO PERFORM THE PURPOSES FOR WHICH THEY WERE DESIGNED AND CONSTRUCTED. THIS INCLUDES ALL PIPES, STRUCTURES, IMPROVEMENTS, AND VEGETATION PROVIDED TO CONTROL THE QUANTITY OF THE STORM WATER.
2. NO ALTERATIONS TO THE WATER QUALITY/DETENTION BASINS WITHOUT APPROVAL FROM THE JURISDICTIONAL REVIEWING AUTHORITY.
3. THE OWNER SHALL PROVIDE A MAINTENANCE PLAN FOR EACH STORM WATER MANAGEMENT PRACTICE. THE MAINTENANCE PLANS SHALL INCLUDE A SCHEDULE FOR MONTHLY AND ANNUAL MAINTENANCE. THE OWNER SHALL MAINTAIN, UPDATE AND STORE THE MAINTENANCE RECORDS FOR THE STORM WATER MANAGEMENT PRACTICES. THE SPECIFIC MAINTENANCE PLANS FOR EACH STORM WATER MANAGEMENT PRACTICE ARE AS FOLLOWS.

- MAINTENANCE TO BE COMPLETED EVERY 3 MONTHS
- REMOVE TRASH AND/OR ACCUMULATED SEDIMENT FROM POND AREA.
 - REMOVE OBSTRUCTIONS IN ORIFICES AND/OR OUTLETS WITHIN POND.
 - REMOVE DEBRIS AND SEDIMENT FROM INLET PIPES, OUTLET PIPES AND STRUCTURES.
- MAINTENANCE TO BE COMPLETED YEARLY
- REPAIR EROSION TO OUTFALL OR SPILLWAY OF THE POND
 - REPAIR AND/OR REPLACE DAMAGED STRUCTURES, SUCH AS CATCH BASINS, RISERS, PIPES AND HEADWALLS.
 - MOW EMBANKMENTS AND REMOVE WOODY VEGETATION ON EMBANKMENTS

YEARLY REPORT REQUIREMENTS
SKETCH SHOWING GENERAL AREA OF BMP'S, SUMMARY OF ALL MAINTENANCE ACTIVITIES SINCE LAST ANNUAL INSPECTION, PHOTOS AND DESCRIPTION OF ALL BMP DESIGN FEATURES, INDICATION OF ANY DEVIATION FROM APPROVED PLAN FOR BMP, IDENTIFICATION OF IMPROVEMENTS NECESSARY TO RESTORE ORIGINAL DESIGN FUNCTION, MAINTENANCE ACTIVITIES REQUIRED IN THE NEXT 6 MONTHS, IDENTIFICATION AND CONTACT INFORMATION OF ENTITY RESPONSIBLE FOR BMP, AND IDENTIFICATION AND CONTACT INFORMATION FOR ENGINEER PREPARING THE REPORT INCLUDING SIGNATURE AND SEAL.

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FORESTAR

CANAL HEIGHTS
SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID	Description	Date
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Project Number: 763863

Scale: AS SHOWN

Drawn By: SJS

Checked By: JEE

Date: JUNE 18, 2024

Issue: CONSTRUCTION

Drawing Title:

SWPPP NOTES

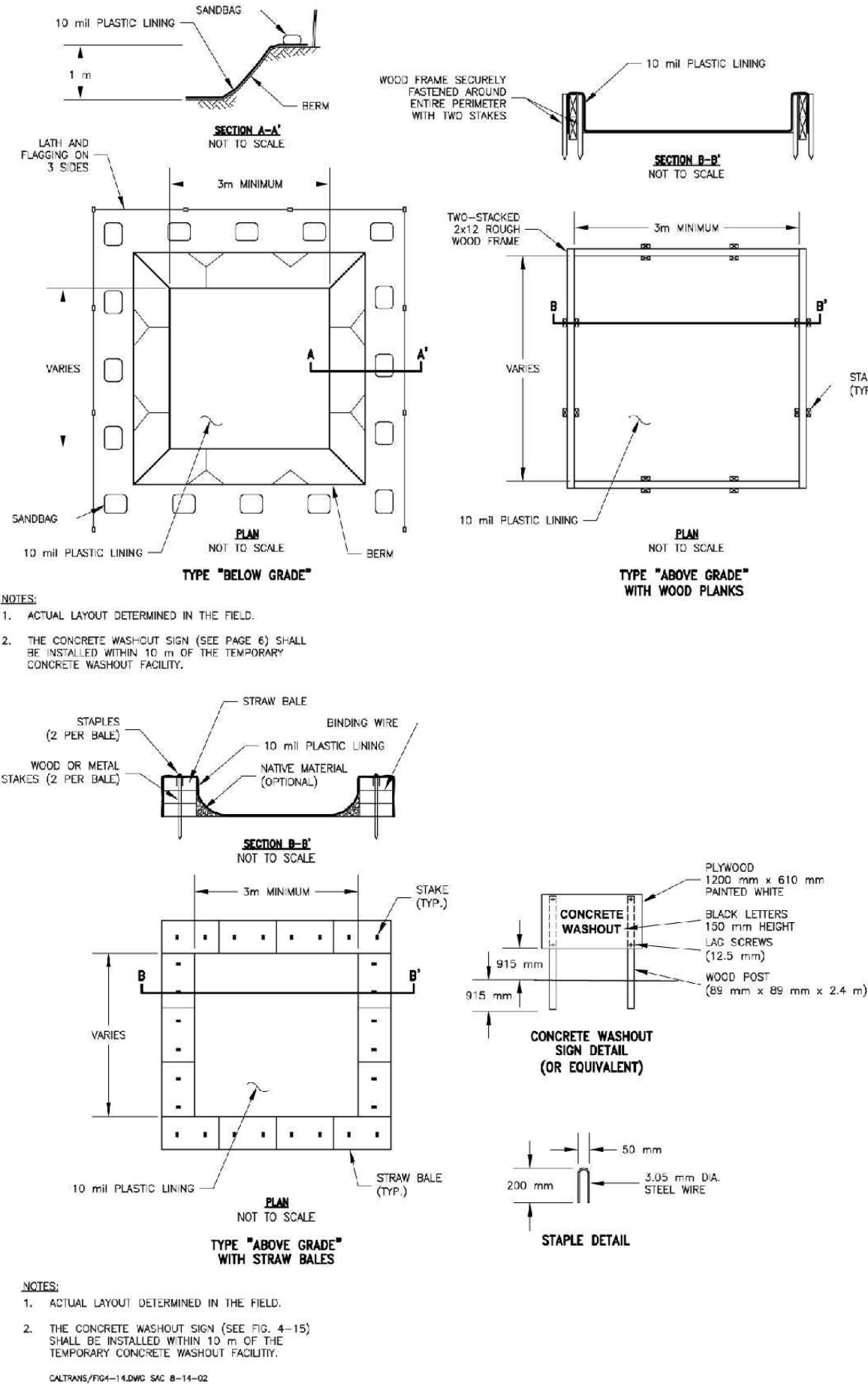


OHIO
Utilities Protection
SERVICE

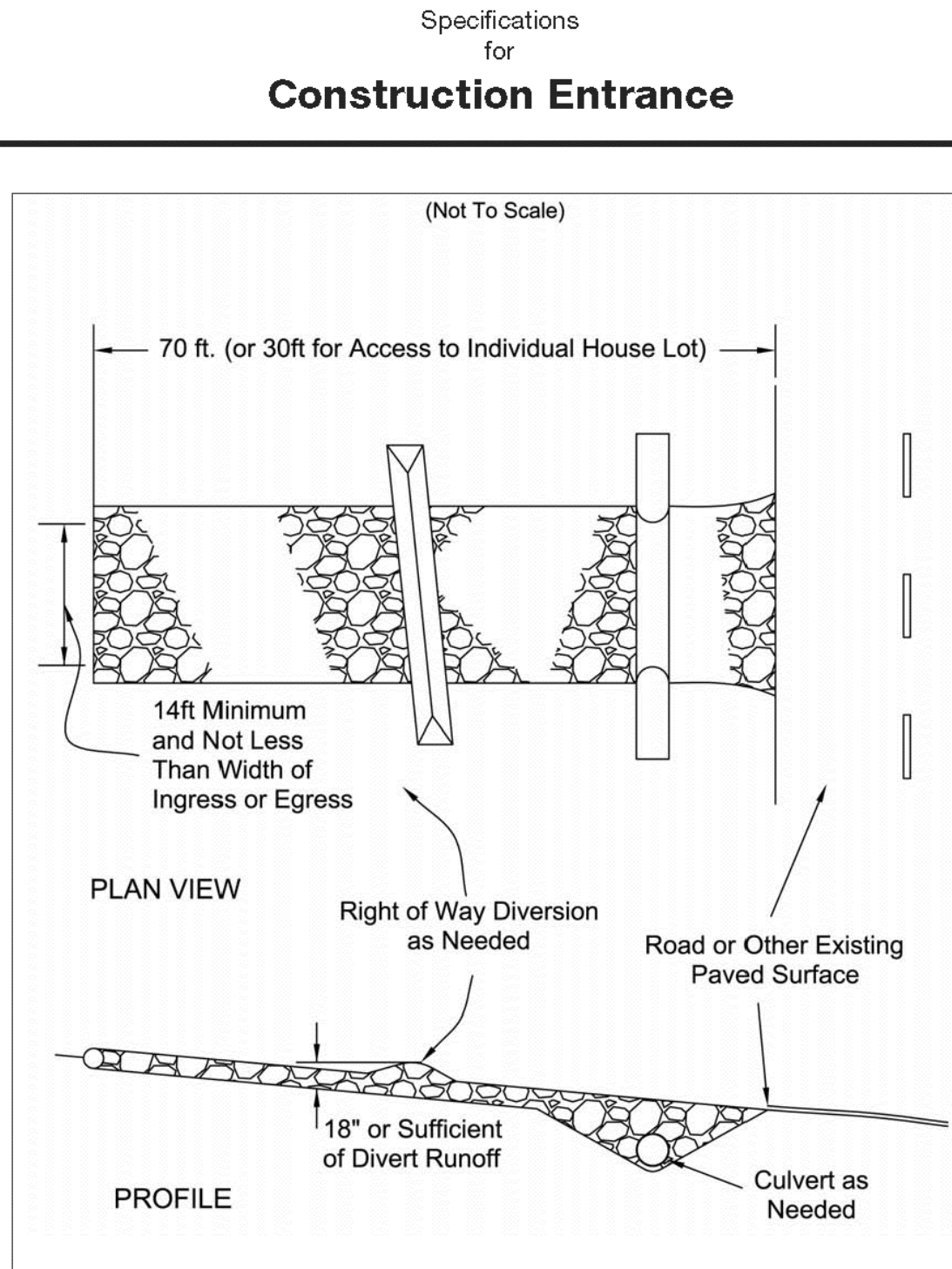
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Call Before You Dig

30



CONCRETE WASHOUT DETAILS



Specifications for Silt Fence

- Silt fence shall be constructed before upslope land disturbance begins.
 - All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.
 - Ends of the silt fences shall be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
 - Silt fence shall be placed on the flattest area available.
 - Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
 - The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
 - The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
 - The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
 - Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap prior to driving into the ground, (see details).
 - Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.
- Sediment deposits shall be routinely removed when the deposit reaches approximately one-half of the height of the silt fence.
- Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.
- Criteria for silt fence materials
- Fence post—The length shall be a minimum of 32 inches. Wood posts will be 2-by-2 in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
 - Silt fence fabric—See chart below.

Table 6.3.2 Minimum criteria for Silt Fence Fabric (ODOT, 2002)

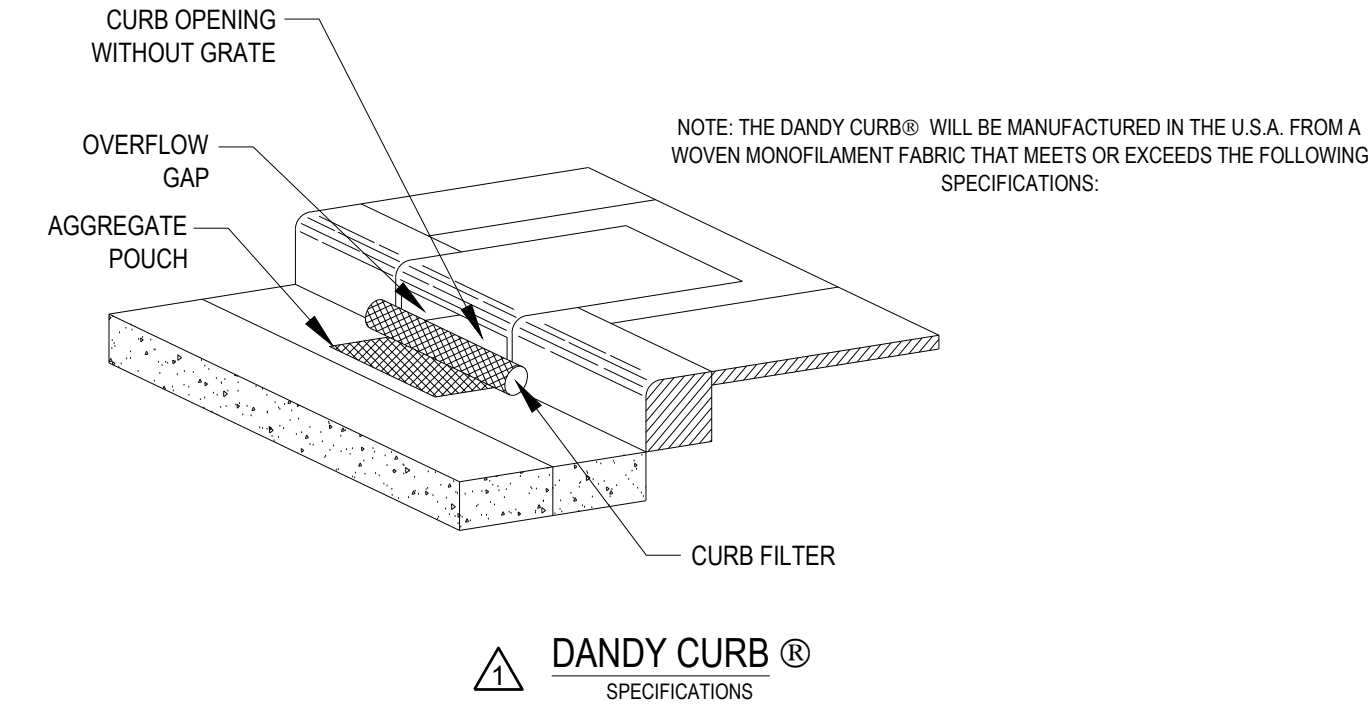
FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

Specifications for Construction Entrance

- Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
- Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
- Thickness—The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
- Width—The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
- Geotextile—A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:
- Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
- Culvert—A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
- Water Bar—A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
- Maintenance—Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
- Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
- Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS < 0.6 mm.
Permittivity	1x10-3 cm/sec.



DANDY CURB™ (SAFETY ORANGE)

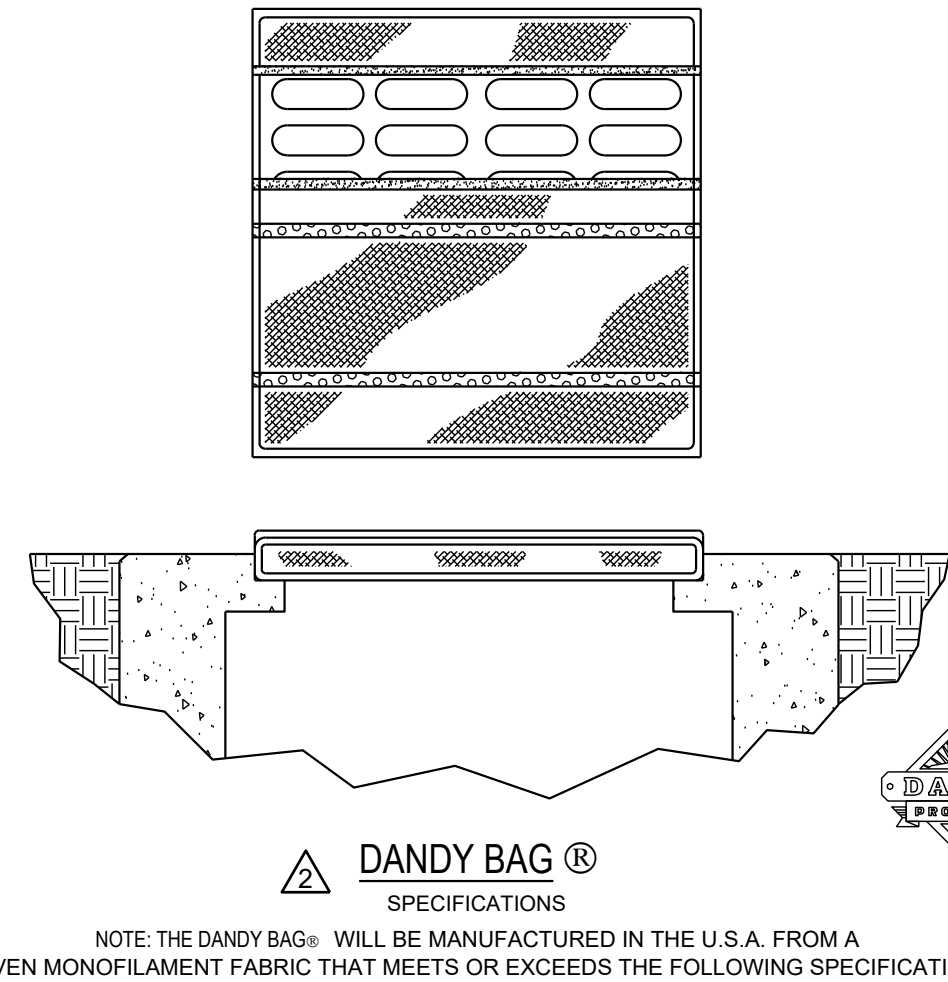
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 x 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	kPa (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	1/min/m ² (gal/min/ft ²)	5907 (145)
PERMITTIVITY	ASTM D 4491	Sec ⁻¹	2.1

*NOTE: ALL DANDY CURBS™ CAN BE ORDERED WITH OUR OPTIONAL OIL ABSORBENTS

DANDY CURB DETAIL

N.T.S.

SEE SHEET 7 & 8 FOR SPECIFIC LOCATION OF EACH DANDY CURB.



NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

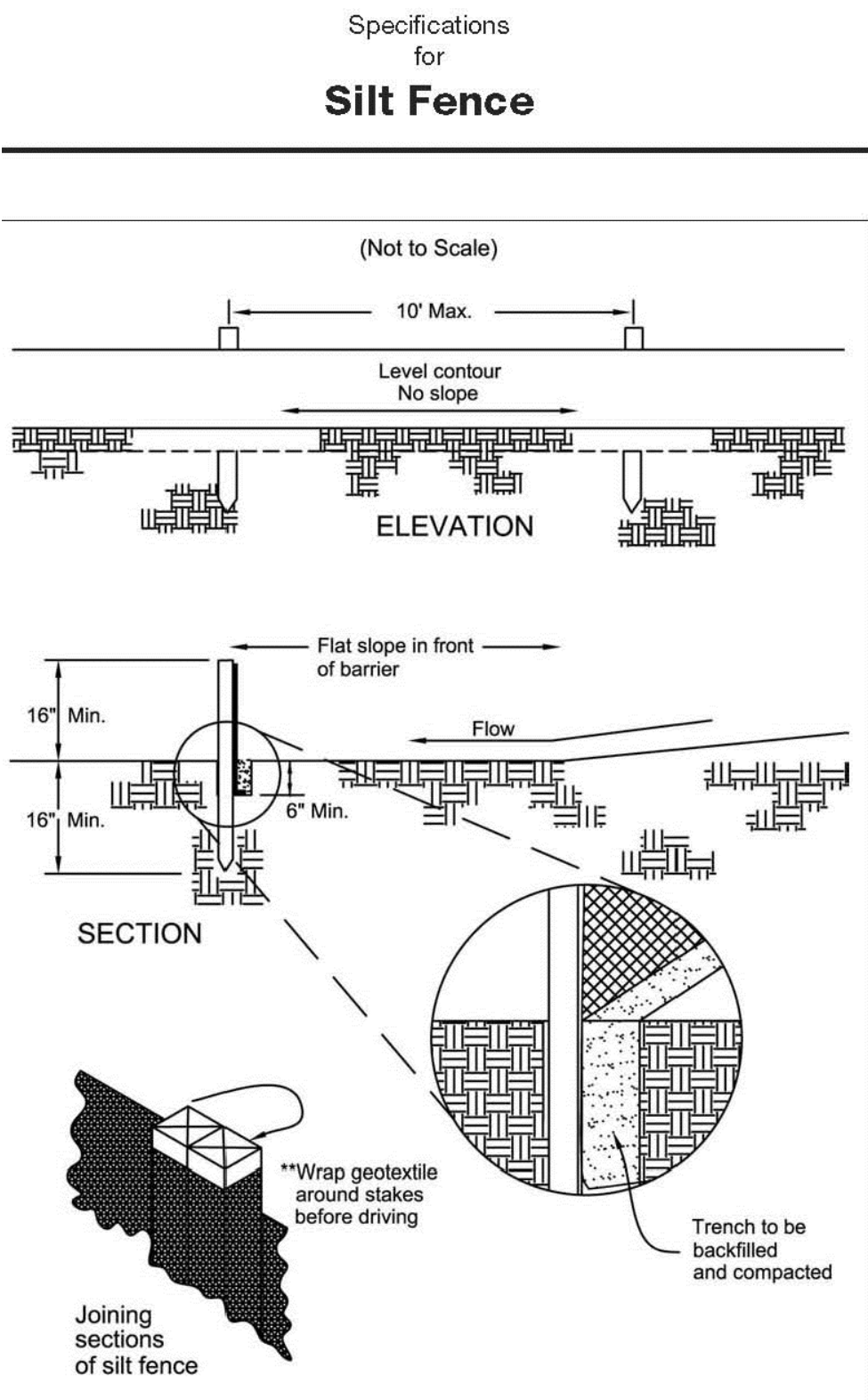
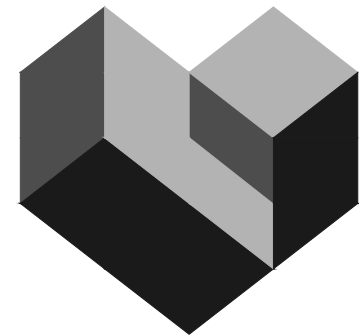
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
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PERMITTIVITY	ASTM D 4491	Sec	2.1

*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

DANDY BAG DETAIL

N.T.S.

SEE SHEET 7 & 8 FOR SPECIFIC LOCATION OF EACH DANDY BAG.



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Specifications
for
Mulching

1. Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or on areas and portions of the site which can be brought to final grade.

2. Mulch shall consist of one of the following:
 - Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq.ft. sections and place two 45-lb. bales of straw in each section.
 - Hydroseeder - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
 - Other - Acceptable mulches include mulch mattings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.
3. Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch.
 - Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
 - Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
 - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Tack or equal may be used at rates recommended by the manufacturer. All applications of Synthetic Binders must be conducted in such a manner where there is no contact with waters of the state.
 - Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

Specifications
for
Small Construction Site Controls

1. Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.

2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.

3. Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.

4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and
- inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.

5. Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.

6. Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications
for
Temporary Seeding

Table 7.8.1 Temporary Seeding Species Selection				
Seeding Dates	Species	Lb./1000 ft2	Lb/Acre	
March 1 to August 15	Oats	3	128 (4 Bushel)	
	Tall Fescue	1	40	
	Annual Ryegrass	1	40	
	Perennial Ryegrass	1	40	
	Tall Fescue	1	40	
	Annual Ryegrass	1	40	
	Annual Ryegrass	1.25	55	
	Perennial Ryegrass	3.25	142	
	Creeping Red Fescue	0.4	17	
	Kentucky Bluegrass	0.4	17	
August 16th to November	Oats	3	128 (3 bushel)	
	Tall Fescue	1	40	
	Annual Ryegrass	1	40	
	Rye	3	112 (2 bushel)	
	Tall Fescue	1	40	
	Annual Ryegrass	1	40	
	Wheat	3	120 (2 bushel)	
	Tall Fescue	1	40	
	Annual Ryegrass	1	40	
	Perennial Rye	1	40	
November 1 to Feb. 29	Tall Fescue	1	40	
	Annual Ryegrass	1	40	
	Annual Ryegrass	1.25	40	
	Perennial Ryegrass	3.25	40	
	Creeping Red Fescue	0.4	40	
	Kentucky Bluegrass	0.4	40	
		Use mulch only or dormant seeding		

Note: Other approved species may be substituted.

1. Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.

2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These idle areas shall be seeded within 7 days after grading.

3. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible.
4. Soil Amendments—Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.

5. Seeding Method—Seed shall be applied uniformly with a cyclone spreader, drill, cutlispacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cutlispacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

Specifications
for
Temporary Seeding

Mulching Temporary Seeding

1. Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.

2. Materials:
 - Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./1,000 sq. ft. (2-3 bales)
 - Hydroseeder—If wood cellulose fiber is used, it shall be used at 2000 lbs./ac. or 46 lb./1,000-sq.-ft.
 - Other—Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 tons/ ac.
3. Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
 - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
 - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
 - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Track or equivalent may be used at rates recommended by the manufacturer.
 - Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal.

Specifications
for
Permanent Seeding

Site Preparation

1. Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.

2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.

3. Topsoil shall be applied where needed to establish vegetation.

Seedbed Preparation

1. Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.

2. Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analysis.

3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

Seeding Dates and Soil Conditions

Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

Dormant Seedings

1. Seedings should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.

2. The following methods may be used for "Dormant Seeding":

Straw and Mulch Anchoring Methods

Straw mulch shall be anchored immediately to minimize loss by wind or water.

- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.
 - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
 - Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.

- From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.
 - From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.
 - Apply seed uniformly with a cyclone seeder, drill, cutlispacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.
 - Where feasible, except when a cutlispacker type seeder is used, the seedbed should be firmed following seeding operations with a cutlispacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

Mulching

- Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched. 100% of the ground surface shall be covered with an approved material.
 - Materials
 - Straw—If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales) per 1,000-sq. ft. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.
 - Hydroseeder—If wood cellulose fiber is used, it shall be applied at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
 - Other—Other acceptable mulches include rolled erosion control mattings or blankets applied according to manufacturer's recommendations or wood chips applied at 6 tons per acre.

- Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Tack or equivalent may be used at rates specified by the manufacturer.
 - Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.

Irrigation

Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.

Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive runoff.

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate		Notes:
	Lbs./acre	Lbs./1,000 Sq. Feet	
General Use			
Creeping Red Fescue	20-40	1/2-1	For close mowing & for waterways with <2.0 ft/sec velocity
Domestic Ryegrass	10-20	1/4-1/2	
Kentucky Bluegrass	20-40	1/2-1	
Tall Fescue	40-50	1-1 1/4	
Turf-type (dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	
Crown Vetch	10-20	1/4-1/2	Do not seed later than August
Tall Fescue	20-30	1/2-3/4	
Flat Pea	20-25	1/2-3/4	Do not seed later than August
Tall Fescue	20-30	1/2-3/4	
Road Ditches and Swales			
Tall Fescue	40-50	1-1 1/4	
Turf-type (Dwarf) Fescue	90	2 1/4	
Kentucky Bluegrass	5	0.1	
Lawns			
Kentucky Bluegrass	100-120	2	For shaded areas
Perennial Ryegrass		2	
Kentucky Bluegrass	100-120	2	
Creeping Red Fescue		1-1/2	

Note: Other approved seed species may be substituted.

Specifications
for

Additional Construction Site Pollution Controls

1. Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:
 - Prevent spills
 - Use products up
 - Follow label directions for disposal
 - Remove lids from empty bottles and cans when disposing in trash
 - Recycle wastes whenever possible

- Don't pour into waterways, storm drains or onto the ground
 - Don't pour down the sink, floor drain or septic tanks
 - Don't bury chemicals or containers
 - Don't burn chemicals or containers
 - Don't mix chemicals together

2. Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site. Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.

3. No construction related waste materials are to be buried on-site. By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.

4. Handling Construction Chemicals. Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.

5. Equipment Fueling and Maintenance, oil changing, etc., shall be performed away from watercourses, ditches or storm drains, in an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660 gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.

6. Concrete Wash Water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged. For small projects, truck chutes may be rinsed away from any water conveyances.

7. Spill Reporting Requirements: Spills on pavement shall be absorbed with sawdust or kitty litter and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. Spills shall be reported to Ohio EPA (1-800-282-9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.

8. Contaminated Soils. If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water run off associated with contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.

9. Open Burning. No materials containing rubber, grease, asphalt, or petroleum products, such as tires, auto parts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000, and 3) a one mile zone outside of a corporation of 10, 000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for: heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbecues. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA), and agricultural wastes, excluding buildings.

10. Dust Control or dust suppressants shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.

11. Other Air Permitting Requirements: Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.

12. Process Waste Water/Leachate Management. Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or septage is discharged; it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.

13. A Permit To Install (PTI) is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.



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Mansfield, OH 43342
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FORESTAR

CANAL HEIGHTS

SECTION ONE

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID	Description	Date
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© 2024 CESCO, INC.

Project Number: 763863

Scale: AS SHOWN

Drawn By: SJS

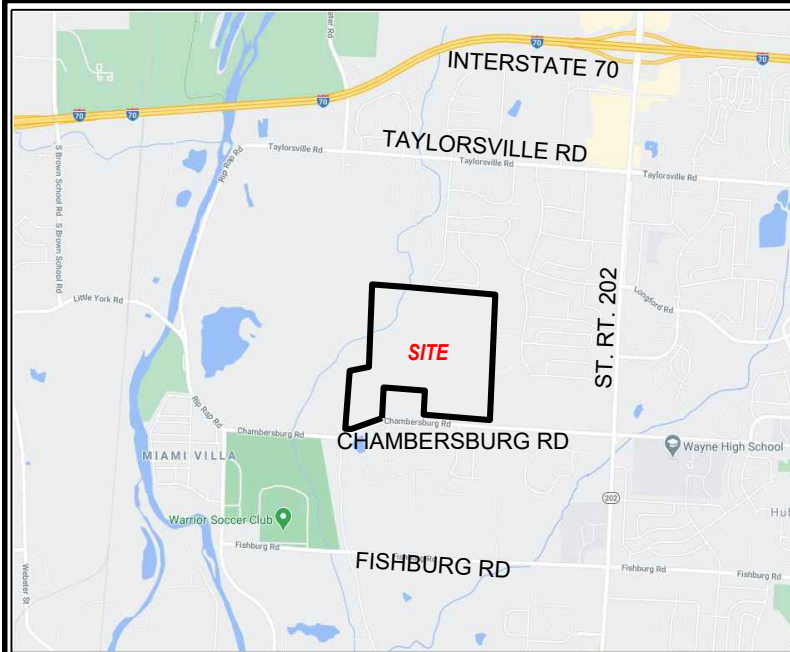
Checked By: JEE

Date: JUNE 18, 2024

Issue: CONSTRUCTION

Drawing Title:

SWPPP DETAILS



VICINITY MAP
NOT TO SCALE



OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: AT&T, AES OHIO, CENTER POINT ENERGY, SPECTRUM, MONTGOMERY COUNTY SANITARY & WATER.

AS TO ALL:

WITNESS _____ OWNER _____

WITNESS _____ BY: _____
TITLE: _____

AS TO ALL:

WITNESS _____ OWNER _____

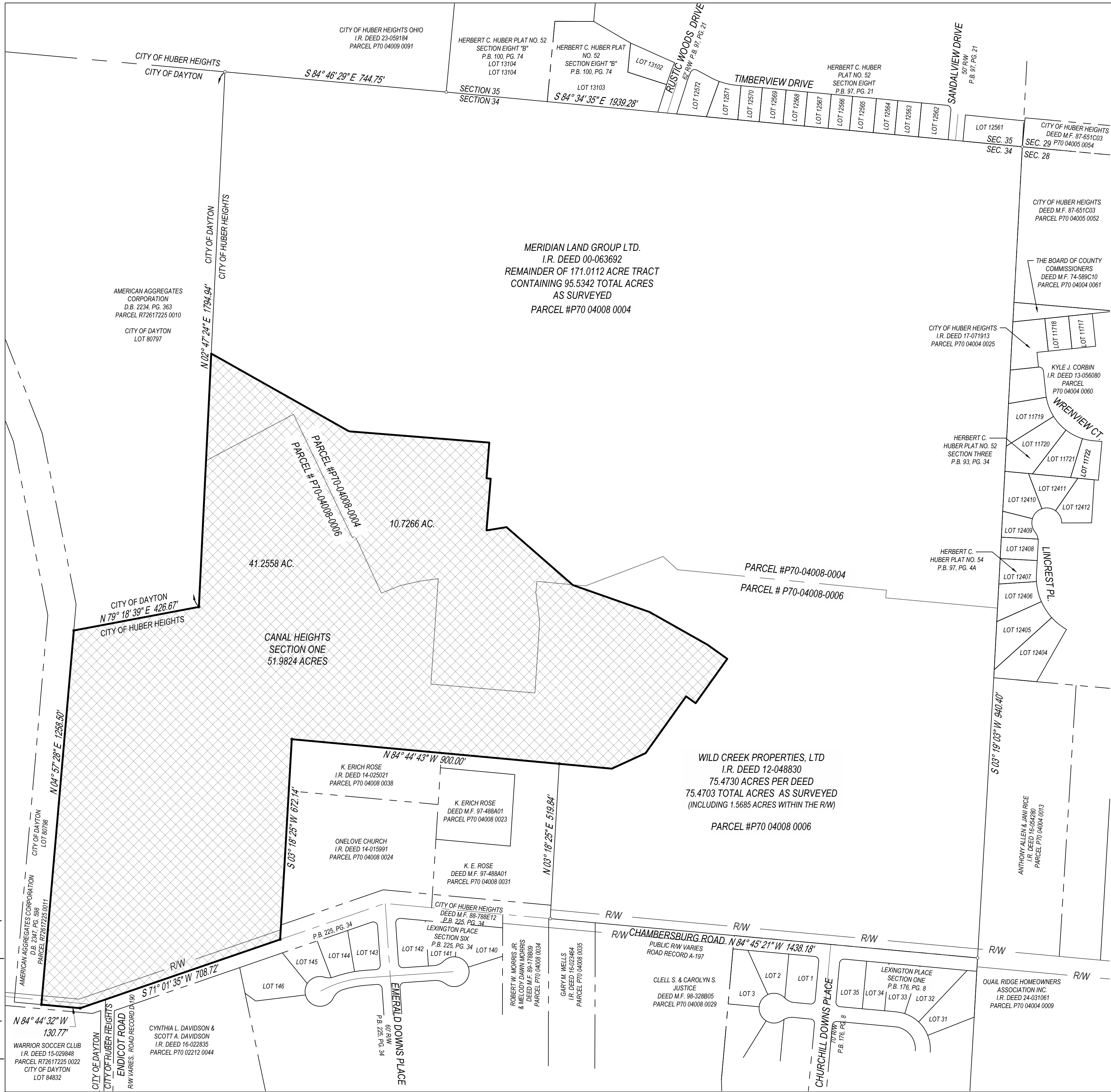
WITNESS _____ BY: _____
TITLE: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ OF _____, A _____, ON BEHALF OF THE _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



SUPERIMPOSED AREA

ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON

BOND STATEMENT:

A BOND OR OTHER SECURITY HAS BEEN FURNISHED ASSURING INSTALLATION AND INITIAL MAINTENANCE OF THE REQUIRED IMPROVEMENTS.

ZONING NOTE:

AREA SHOWN ON THIS PLAT IS CURRENTLY ZONED PR-PLANNED RESIDENTIAL, PER CITY OF HUBER HEIGHTS ZONING, MONTGOMERY COUNTY, OHIO.

FLOOD NOTE:

BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39113C0157E, WHICH BOTH BEAR AN EFFECTIVE DATE OF 1-6-2005.

NOTE: FLOOD DATA SHOWN HEREON HAS BEEN INTERPOLATED FROM SUPPLIED DATA AND IS NOT EXACT. THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE DATA ON THE ABOVE CITED FIRM, AND THE STATEMENT PERTAINING TO THE FLOOD ZONE DOES NOT REPRESENT SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

ENGINEER/SURVEYOR

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
PHONE NO.: 937-435-8584

DEVELOPER:

FORESTAR
9292 N. MERIDIAN ST., SUITE 211
INDIANAPOLIS, IN. 46260

OWNER:

WILD CREEK PROPERTIES, LTD
8098 CARNABY LANE
CINCINNATI, OHIO 45249

OWNER:

MERIDIAN LAND, LTD
7870 E. KEMPER RD. STE. 150
CINCINNATI, OHIO 45249

CERTIFICATE OF SURVEYOR:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

PRELIMINARY

SEAN T. BROOKS, P.S.
OHIO P.S. NO. 8828

DATE:

**RECORD PLAN
CANAL HEIGHTS
SECTION ONE**

SECTION 34, TOWN 2, RANGE 8 M.Rs.

CITY OF HUBER HEIGHTS,
MONTGOMERY COUNTY, OHIO
CONTAINING 51.9824 TOTAL ACRES

JUNE 2024

MONTGOMERY COUNTY WATER SERVICES APPROVAL:

I HEREBY APPROVE THIS PLAT ON THIS ____ DAY OF _____, 2024.

MONTGOMERY COUNTY SANITARY ENGINEER

CITY OF HUBER HEIGHTS PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY OF HUBER HEIGHTS PLANNING COMMISSION ON THIS ____ DAY OF _____, 2024.

CITY MANAGER

MAYOR

PERTINENT INFORMATION/SURVEY DATA:

ALL REFERENCES TO DEEDS, PLATS, RECORD PLANS REFER TO THE OFFICE OF THE MONTGOMERY COUNTY RECORDER. ALL REFERENCES TO SURVEY RECORDS ARE ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE, BOTH OFFICES ARE LOCATED IN DAYTON, OHIO.

DEEDS

I.R. DEED 00-063692

I.R. DEED 12-048830

I.R. DEED 14-025021

DMF 97-488A01

DMF 85-496B01

I.R. DEED 14-015991

D.B. 2347, PG. 598

D.B. 2234 PG. 363

DMF. 85-496B01

I.R. DEED 17-071913

I.R. DEED 16-054280

DMF. 87-651C03

DMF. 74-589C10

RECORD PLATS

HERBERT C. HUBER PLAT NO. 52 SECTION EIGHT "B", PLAT BOOK 100, PAGE 74

HERBERT C. HUBER PLAT NO. 52 SECTION THREE NO. 52, PLAT BOOK 97, PAGE 21

HERBERT C. HUBER PLAT NO. 52 SECTION THREE NO. 52, PLAT BOOK 93, PAGE 34

HERBERT C. HUBER PLAT NO. 54, PLAT BOOK 97, PAGE 4A

DESCRIPTION:

SITUATED IN PART OF SECTION 34, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, CONTAINING 51.9824 ACRES AND BEING 10.7266 ACRES OUT OF A 171.0112 ACRE TRACT CONVEYED TO MERIDIAN LAND GROUP, LTD., DESCRIBED IN THE DEED OF RECORD IN I.R. DEED 00-063692 AND BEING 41.2558 ACRES OUT OF A 75.4730 ACRE TRACT CONVEYED TO WILD CREEK PROPERTIES, LTD DESCRIBED IN THE DEED OF RECORD IN I.R. DEED 12-048830 RECORDER'S OFFICE, MONTGOMERY COUNTY OHIO.

BASIS OF BEARINGS:

BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND THE NORTH LINE OF SECTION 34, BEING (S84° 34' 35" E) AS DERIVED FROM GPS OBSERVATIONS TAKEN BY CESO INC IN JANUARY OF 2021. SCALED TO GROUND AT A LAT. N39°51'07.90867", LONG. W84°09'11.27914" AT A PROJECT HEIGHT OF 723.402 FEET AND A SCALE FACTOR OF 1.00006540839663.

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY _____ FILE# _____

CHECKED BY _____ DATE _____

PREPARED BY:



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937-435-8584 Fax: 937-298-4828

RECORD PLAN

CANAL HEIGHTS SECTION ONE

CHAMBERSBURG ROAD

Revisions / Submissions

ID	Description	Date
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© 2023 CESO, INC.

Project Number: 763863-01

Scale: 1" = 60'

Drawn By: CTT

Checked By: JKH

Date: 6/18/2024

Issue: 1

Drawing Title:

RECORD PLAN



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C1	200.00'	139.35'	N20° 54' 33"E, 136.55'	039° 55' 16"	72.64'
C2	15.00'	18.35'	N35° 59' 15"E, 17.22'	070° 04' 40"	10.52'
C3	15.00'	30.17'	S51° 21' 19"E, 25.34'	115° 14' 13"	23.65'
C4	225.00'	156.77'	N20° 54' 33"E, 153.62'	039° 55' 16"	81.72'
C5	175.00'	105.70'	S23° 33' 59"W, 104.10'	034° 36' 23"	54.52'
C6	200.00'	192.32'	N13° 19' 18"E, 185.00'	055° 05' 46"	104.33'
C7	175.00'	168.28'	N13° 19' 18"E, 161.87'	055° 05' 46"	91.29'
C8	225.00'	216.36'	S13° 19' 18"W, 208.12'	055° 05' 46"	117.37'
C9	400.00'	370.12'	N12° 16' 53"E, 357.06'	053° 00' 56"	199.50'
C10	375.00'	346.99'	S12° 16' 53"W, 334.67'	053° 00' 56"	187.03'
C11	425.00'	361.15'	S10° 07' 04"E, 350.39'	048° 41' 19"	192.29'
C12	425.00'	32.10'	N36° 37' 32"E, 32.09'	004° 19' 38"	16.06'
C13	425.00'	393.25'	N12° 16' 53"E, 379.37'	053° 00' 56"	211.97'

ORIGINAL PARCEL #P70 04008 0004	
LOTS ENTIRELY WITHIN =	4.5062 ACRES
PARTIAL LOT 15 =	0.1618 ACRES
PARTIAL LOT 28 =	0.1812 ACRES
PARTIAL LOT 29 =	0.0867 ACRES
PARTIAL LOT 30 =	0.0159 ACRES
PARTIAL LOT 48 =	0.1515 ACRES
PARTIAL LOT 49 =	0.0459 ACRES
PARTIAL LOT 56 =	0.1522 ACRES
PARTIAL LOT 63 =	0.1348 ACRES
PARTIAL OPEN SPACE LOT 72 =	1.6584 ACRES
PARTIAL OPEN SPACE LOT 74 =	2.4068 ACRES
RIGHT-OF-WAY =	1.2252 ACRES
TOTAL AREA =	10.7266 ACRES

ORIGINAL PARCEL #P70 04008 0006	
LOTS ENTIRELY WITHIN =	7.4206 ACRES
PARTIAL LOT 15 =	0.0794 ACRES
PARTIAL LOT 28 =	0.0006 ACRES
PARTIAL LOT 29 =	0.0896 ACRES
PARTIAL LOT 30 =	0.1345 ACRES
PARTIAL LOT 48 =	0.0036 ACRES
PARTIAL LOT 49 =	0.1178 ACRES
PARTIAL LOT 56 =	0.0001 ACRES
PARTIAL LOT 63 =	0.1304 ACRES
PARTIAL OPEN SPACE LOT 72 =	2.0307 ACRES
PARTIAL OPEN SPACE LOT 74 =	20.2714 ACRES
OPEN SPACE LOT 73 =	7.0497 ACRES
RIGHT-OF-WAY =	3.9274 ACRES
TOTAL AREA =	41.2558 ACRES

10.7266 ACRES OUT OF ORIGINAL PARCEL #P70 04008 0004
41.2558 ACRES OUT OF ORIGINAL PARCEL #P70 04008 0006

51.9824 TOTAL ACRES

<u>OVERALL TOTALS</u>	
LOT AREA =	13.4129 ACRES
OPEN SPACE =	33.4170 ACRES
RIGHT-OF-WAY =	5.1525 ACRES
TOTAL AREA =	51.9824 ACRES

MATCHLINE SEE SHEET 3

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
14
- MAG SPIKE SET
987,864 SF
- ◎ 5/8" IRON PIN FOUND WITH "CESO"
FOUND
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- POST

U.E. UTILITY EASEMENT

S.B. SETBACK

	BOUNDARY LINE
	ADJOINER LINE
	SECTION LINE
	CORPORATION LINE
	ROAD CENTERLINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
 Miamisburg, OH 45342
 Phone: 937.435.8584 Fax: 888.208.4826

CANAL HEIGHTS SECTION ONE

RECORD PLAN

Revisions / Submissions

ID	Description	Date
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Project Number: 763863-01

Scale: 1" = 60'

Drawn By: CTT

Checked By: JKH

Date: 6/18/2024

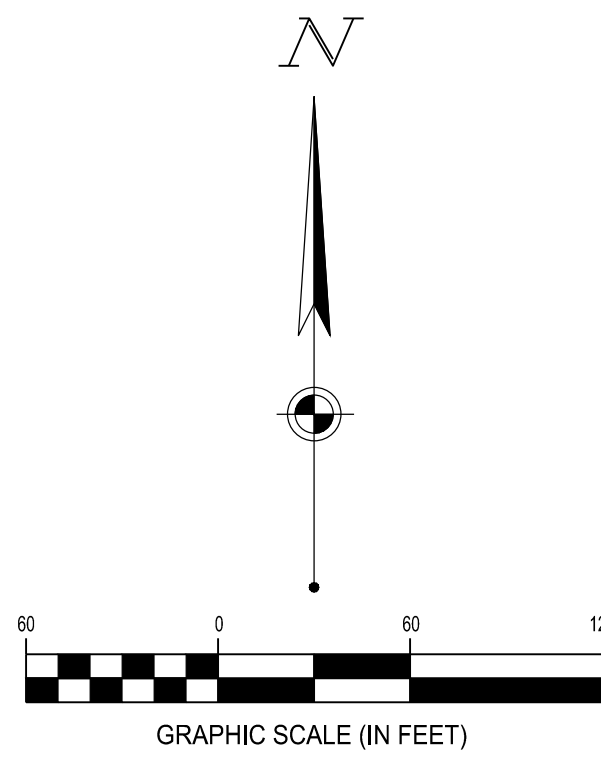
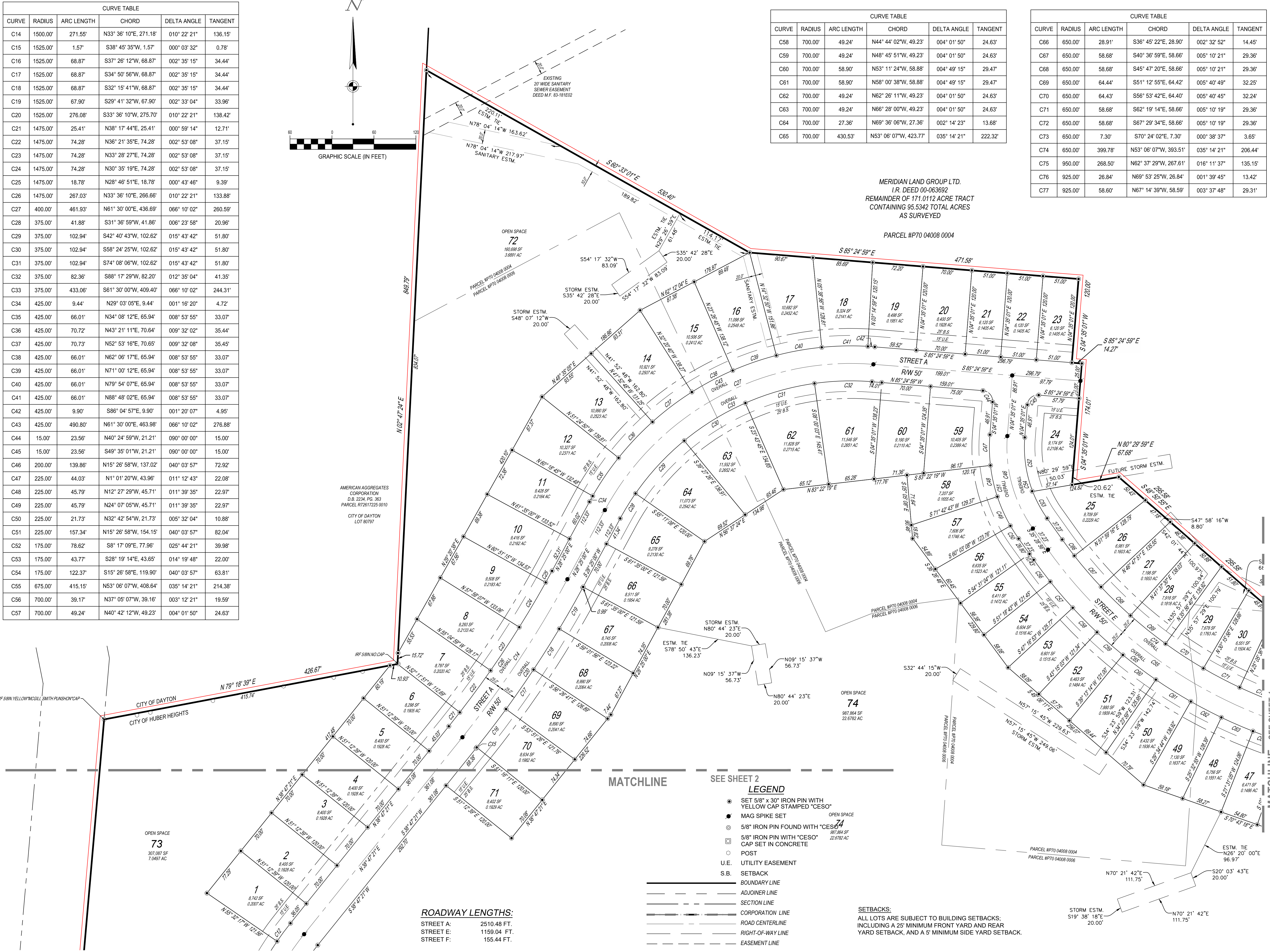
Issue: 1

Drawing Title:

RECORD PLAN

2 OF 4

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C14	1500.00'	271.55'	N33° 36' 10"E, 271.18'	010° 22' 21"	136.15'
C15	1625.00'	1.57'	S38° 45' 35"W, 1.57'	000° 03' 32"	0.78'
C16	1625.00'	68.87'	S37° 26' 12"W, 68.87'	002° 35' 15"	34.44'
C17	1625.00'	68.87'	S34° 50' 56"W, 68.87'	002° 35' 15"	34.44'
C18	1625.00'	68.87'	S32° 15' 41"W, 68.87'	002° 35' 15"	34.44'
C19	1625.00'	67.90'	S29° 41' 32"W, 67.90'	002° 33' 04"	33.96'
C20	1625.00'	276.08'	S33° 36' 10"W, 275.70'	010° 22' 21"	136.42'
C21	1475.00'	25.41'	N38° 17' 44"E, 25.41'	000° 59' 14"	12.71'
C22	1475.00'	74.28'	N36° 21' 35"E, 74.28'	002° 53' 08"	37.15'
C23	1475.00'	74.28'	N33° 28' 27"E, 74.28'	002° 53' 08"	37.15'
C24	1475.00'	74.28'	N30° 35' 19"E, 74.28'	002° 53' 08"	37.15'
C25	1475.00'	18.78'	N28° 46' 51"E, 18.78'	000° 43' 46"	9.39'
C26	1475.00'	267.03'	N33° 36' 10"E, 266.66'	010° 22' 21"	133.88'
C27	400.00'	461.93'	N61° 30' 00"E, 436.69'	066° 10' 02"	260.59'
C28	375.00'	41.88'	S31° 36' 59"W, 41.86'	006° 23' 58"	20.96'
C29	375.00'	102.94'	S42° 40' 43"W, 102.62'	015° 43' 42"	51.80'
C30	375.00'	102.94'	S58° 24' 25"W, 102.62'	015° 43' 42"	51.80'
C31	375.00'	102.94'	S74° 08' 06"W, 102.62'	015° 43' 42"	51.80'
C32	375.00'	82.36'	S88° 17' 29"W, 82.20'	012° 35' 04"	41.35'
C33	375.00'	433.06'	S61° 30' 00"W, 409.40'	066° 10' 02"	244.31'
C34	425.00'	9.44'	N29° 03' 05"E, 9.44'	001° 16' 20"	4.72'
C35	425.00'	66.01'	N34° 08' 12"E, 65.94'	008° 53' 55"	33.07'
C36	425.00'	70.72'	N43° 21' 11"E, 70.64'	009° 32' 02"	35.44'
C37	425.00'	70.73'	N52° 53' 16"E, 70.65'	009° 32' 08"	35.45'
C38	425.00'	66.01'	N62° 06' 17"E, 65.94'	008° 53' 55"	33.07'
C39	425.00'	66.01'	N71° 00' 12"E, 65.94'	008° 53' 55"	33.07'
C40	425.00'	66.01'	N79° 54' 07"E, 65.94'	008° 53' 55"	33.07'
C41	425.00'	66.01'	N88° 48' 02"E, 65.94'	008° 53' 55"	33.07'
C42	425.00'	9.90'	S86° 04' 57"E, 9.90'	001° 20' 07"	4.95'
C43	425.00'	490.80'	N61° 30' 00"E, 463.98'	066° 10' 02"	276.88'
C44	15.00'	23.56'	N40° 24' 59"W, 21.21'	090° 00' 00"	15.00'
C45	15.00'	23.56'	S49° 35' 01"W, 21.21'	090° 00' 00"	15.00'
C46	200.00'	139.86'	N15° 26' 58"W, 137.02'	040° 03' 57"	72.92'
C47	225.00'	44.03'	N1° 01' 20"W, 43.96'	011° 12' 43"	22.08'
C48	225.00'	45.79'	N12° 27' 29"W, 45.71'	011° 39' 35"	22.97'
C49	225.00'	45.79'	N24° 07' 05"W, 45.71'	011° 39' 35"	22.97'
C50	225.00'	21.73'	N32° 42' 54"W, 21.73'	005° 32' 04"	10.88'
C51	225.00'	157.34'	N15° 26' 58"W, 154.15'	040° 03' 57"	82.04'
C52	175.00'	78.62'	S8° 17' 09"E, 77.96'	025° 44' 21"	39.98'
C53	175.00'	43.77'	S28° 19' 14"E, 43.65'	014° 19' 48"	22.00'
C54	175.00'	122.37'	S15° 26' 58"E, 119.90'	040° 03' 57"	63.81'
C55	675.00'	415.15'	N53° 06' 07"W, 408.64'	035° 14' 21"	214.38'
C56	700.00'	39.17'	N37° 05' 07"W, 39.16'	003° 12' 21"	19.59'
C57	700.00'	49.24'	N40° 42' 12"W, 49.23'	004° 01' 50"	24.63'



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C58	700.00'	49.24'	N44° 44' 02"W, 49.23'	004° 01' 50"	24.63'
C59	700.00'	49.24'	N48° 45' 51"W, 49.23'	004° 01' 50"	24.63'
C60	700.00'	58.90'	N53° 11' 24"W, 58.88'	004° 49' 15"	29.47'
C61	700.00'	58.90'	N58° 00' 38"W, 58.88'	004° 49' 15"	29.47'
C62	700.00'	49.24'	N62° 26' 11"W, 49.23'	004° 01' 50"	24.63'
C63	700.00'	49.24'	N66° 28' 00"W, 49.23'	004° 01' 50"	24.63'
C64	700.00'	27.36'	N69° 36' 06"W, 27.36'	002° 14' 23"	13.68'
C65	700.00'	430.53'	N53° 06' 07"W, 423.77'	035° 14' 21"	222.32'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C66	650.00'	28.91'	S36° 45' 22"E, 28.90'	002° 32' 52"	14.45'
C67	650.00'	58.68'	S40° 36' 59"E, 58.66'	005° 10' 21"	29.36'
C68	650.00'	58.68'	S45° 47' 20"E, 58.66'	005° 10' 21"	29.36'
C69	650.00'	64.44'	S51° 12' 55"E, 64.42'	005° 40' 49"	32.25'
C70	650.00'	64.43'	S56° 53' 42"E, 64.40'	005° 40' 45"	32.24'
C71	650.00'	58.68'	S62° 19' 14"E, 58.66'	005° 10' 19"	29.36'
C72	650.00'	58.68'	S67° 29' 34"E, 58.66'	005° 10' 19"	29.36'
C73	650.00'	7.30'	S70° 24' 02"E, 7.30'	000° 38' 37"	3.65'
C74	650.00'	399.78'	N53° 06' 07"W, 393.51'	035° 14' 21"	206.44'
C75	950.00'	268.50'	N62° 37' 29"W, 267.61'	016° 11' 37"	135.15'
C76	925.00'	26.84'	N69° 53' 25"W, 26.84'	001° 39' 45"	13.42'
C77	925.00'	58.60'	N67° 14' 39"W, 58.59'	003° 37' 48"	29.31'

MERIDIAN LAND GROUP LTD.
I.R. DEED 00-063692
REMAINDER OF 171.0112 ACRE TRACT
CONTAINING 95.5342 TOTAL ACRES
AS SURVEYED

PARCEL #P70 04008 0004

PREPARED BY:



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.6204 Fax: 937.298.4828

RECORD PLAN

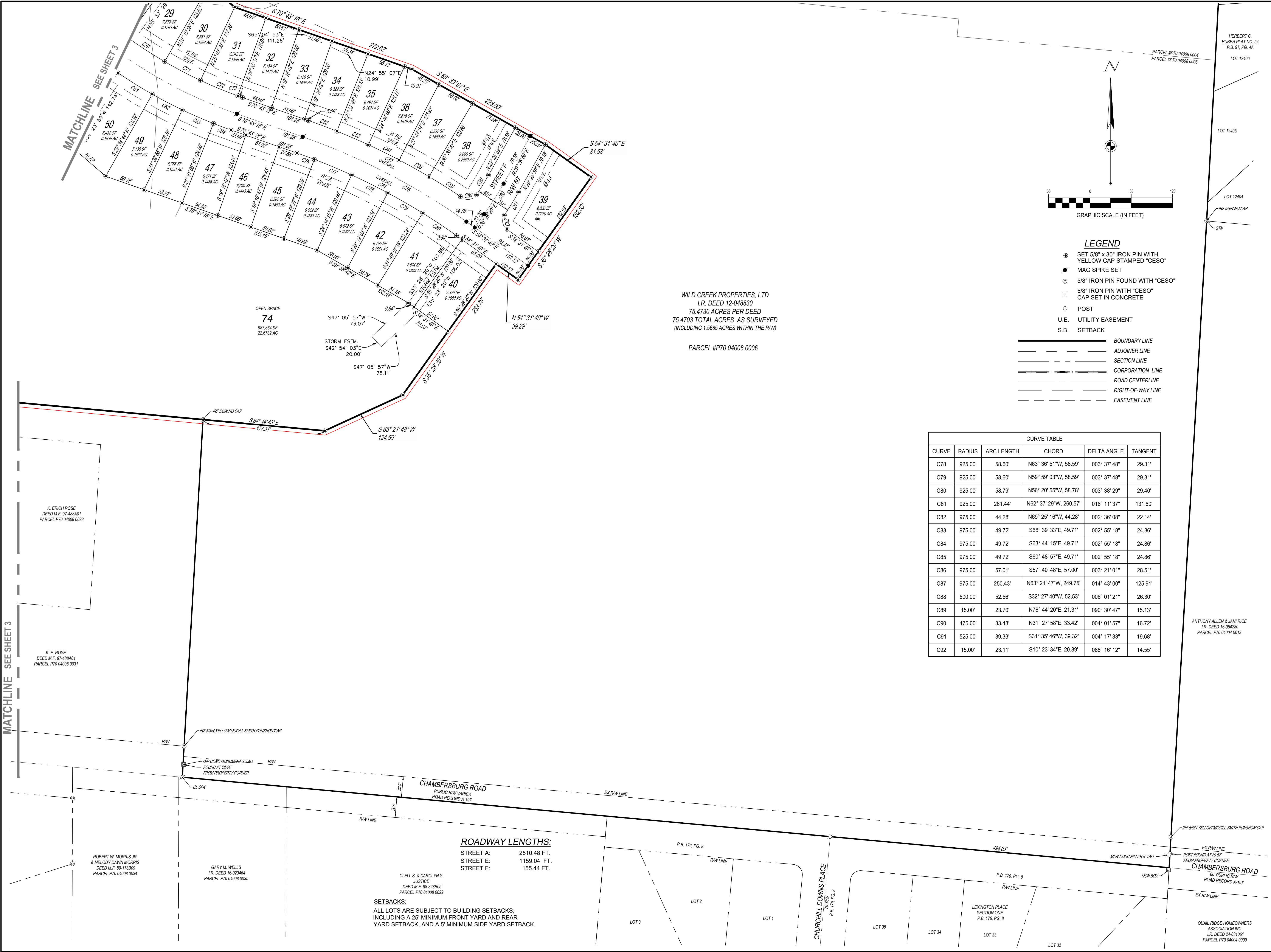
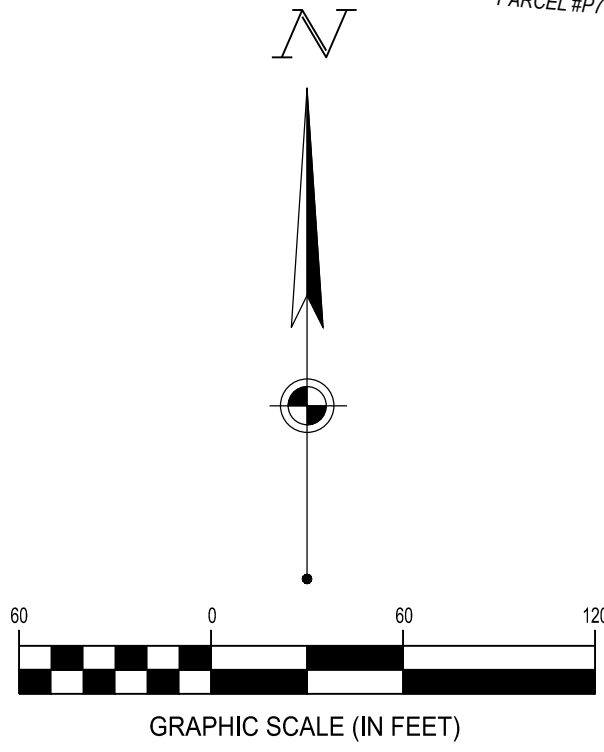
CANAL HEIGHTS SECTION ONE
CHAMBERSBURG ROAD

Revisions / Submissions		
ID	Description	Date

© 2023 CESO, INC.
Project Number: 763863-01
Scale: 1" = 60'
Drawn By: CTT
Checked By: JKH
Date: 6/18/2024
Issue: 1

Drawing Title:
RECORD PLAN

3 OF 4



- LEGEND**
- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
 - MAG SPIKE SET
 - ⊙ 5/8" IRON PIN FOUND WITH "CESO"
 - 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
 - POST
 - U.E. UTILITY EASEMENT
 - S.B. SETBACK
- BOUNDARY LINE
— ADJOINER LINE
— SECTION LINE
— CORPORATION LINE
— ROAD CENTERLINE
— RIGHT-OF-WAY LINE
— EASEMENT LINE

WILD CREEK PROPERTIES, LTD
I.R. DEED 12-048830
75.4730 ACRES PER DEED
75.4703 TOTAL ACRES AS SURVEYED
(INCLUDING 1.5685 ACRES WITHIN THE R/W)

PARCEL #P70 04008 0006

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C78	925.00'	58.60'	N63° 36' 51"W, 58.59'	003° 37' 48"	29.31'
C79	925.00'	58.60'	N59° 59' 03"W, 58.59'	003° 37' 48"	29.31'
C80	925.00'	58.79'	N56° 20' 55"W, 58.78'	003° 38' 29"	29.40'
C81	925.00'	261.44'	N62° 37' 29"W, 260.57'	016° 11' 37"	131.60'
C82	975.00'	44.28'	N69° 25' 16"W, 44.28'	002° 36' 08"	22.14'
C83	975.00'	49.72'	S66° 39' 33"E, 49.71'	002° 55' 18"	24.86'
C84	975.00'	49.72'	S63° 44' 15"E, 49.71'	002° 55' 18"	24.86'
C85	975.00'	49.72'	S60° 48' 57"E, 49.71'	002° 55' 18"	24.86'
C86	975.00'	57.01'	S57° 40' 48"E, 57.00'	003° 21' 01"	28.51'
C87	975.00'	250.43'	N63° 21' 47"W, 249.75'	014° 43' 00"	125.91'
C88	500.00'	52.56'	S32° 27' 40"W, 52.53'	006° 01' 21"	26.30'
C89	15.00'	23.70'	N78° 44' 20"E, 21.31'	090° 30' 47"	15.13'
C90	475.00'	33.43'	N31° 27' 58"E, 33.42'	004° 01' 57"	16.72'
C91	525.00'	39.33'	S31° 35' 46"W, 39.32'	004° 17' 33"	19.68'
C92	15.00'	23.11'	S10° 23' 34"E, 20.89'	088° 16' 12"	14.55'

ROADWAY LENGTHS:
STREET A: 2510.48 FT.
STREET E: 1159.04 FT.
STREET F: 155.44 FT.

SETBACKS:
ALL LOTS ARE SUBJECT TO BUILDING SETBACKS:
INCLUDING A 25' MINIMUM FRONT YARD AND REAR
YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

PREPARED BY:



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.6204 Fax: 937.298.4828

CANAL HEIGHTS SECTION ONE

CHAMBERSBURG ROAD

RECORD PLAN

Revisions / Submissions		
ID	Description	Date

Project Number: 763863-01
Scale: 1" = 60'
Drawn By: CTT
Checked By: JKH
Date: 6/18/2024
Issue: 1

Record Title:
RECORD PLAN

WILD CREEK PROPERTIES, LTD.
8098 CARNABY LANE
CINCINNATI, OH 45249

ENGINEER:
CESO, INC.
3601 RIGBY ROAD
MIAMISBURG, OH 45342
PHONE: (937) 435-8584

GOVERNING AGENCIES AND UTILITY COMPANIES:

<u>CABLE</u> SPECTRUM CABLE 275 LEO ST. DAYTON, OH 45459 (937) 425-8883	<u>TELEPHONE</u> AT&T 3233 WOODMAN DRIVE, SUITE 100 DAYTON, OH 45420 (937) 296-3726
---	---

ZONING:
CITY OF HUBER HEIGHTS
6131 TAYLORSVILLE ROAD
HUBER HEIGHTS, OHIO 45424
PHONE: (937) 233-1423

TOTAL ACREAGE: 171.00 AC
SECTION 2 ACREAGE: 30.24 AC
SECTION 2 LOT COUNT: 46 LOTS

BUILDING SETBACKS:
FRONT: 25'
SIDE: 5' MINIMUM
REAR: 25' MINIMUM

BM #1:
NAIL IN POWER POLE LOCATED ON THE NORTH SIDE OF CHAMBERSBURG
ROAD AND BEING THE 3RD POLE WEST OF CHURCHILL DOWNS PLACE.
ELEV=836.48'

BM# 2:
NAIL IN POWER POLE LOCATED ON THE NORTH SIDE OF CHAMBERSBURG
ROAD AND BEING THE 2ND POLE EAST OF CHURCHILL DOWNS PLACE.
ELEV=858.63'

BM# 3:
TOP OF ARROW BOLT ON A FIRE HYDRANT LOCATED ON THE SOUTH DEAD
END OF SANDALVIEW DRIVE.
ELEV=856.83

HORIZONTAL DATUM:
NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN JANUARY OF 2021. SCALED TO GROUND AT A LAT. N39°51'07.90867", LONG. W84°09'11.27914" AT A PROJECT HEIGHT OF 723.402 FEET AND A SCALE FACTOR OF 1.00006540838663.

VERTICAL DATUM:
ELEVATIONS AND DATUM AS SHOWN HEREON ARE BASED UPON NAVD88 ESTABLISHED USING GPS OBSERVATIONS ALONG WITH THE OHIO DEPARTMENT OF TRANSPORTATION RTN NETWORK AND OPUS SOLUTIONS. MADE IN CONJUNCTION WITH A SURVEY CONDUCTED BY CESO INC. IN JANUARY OF 2021.

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

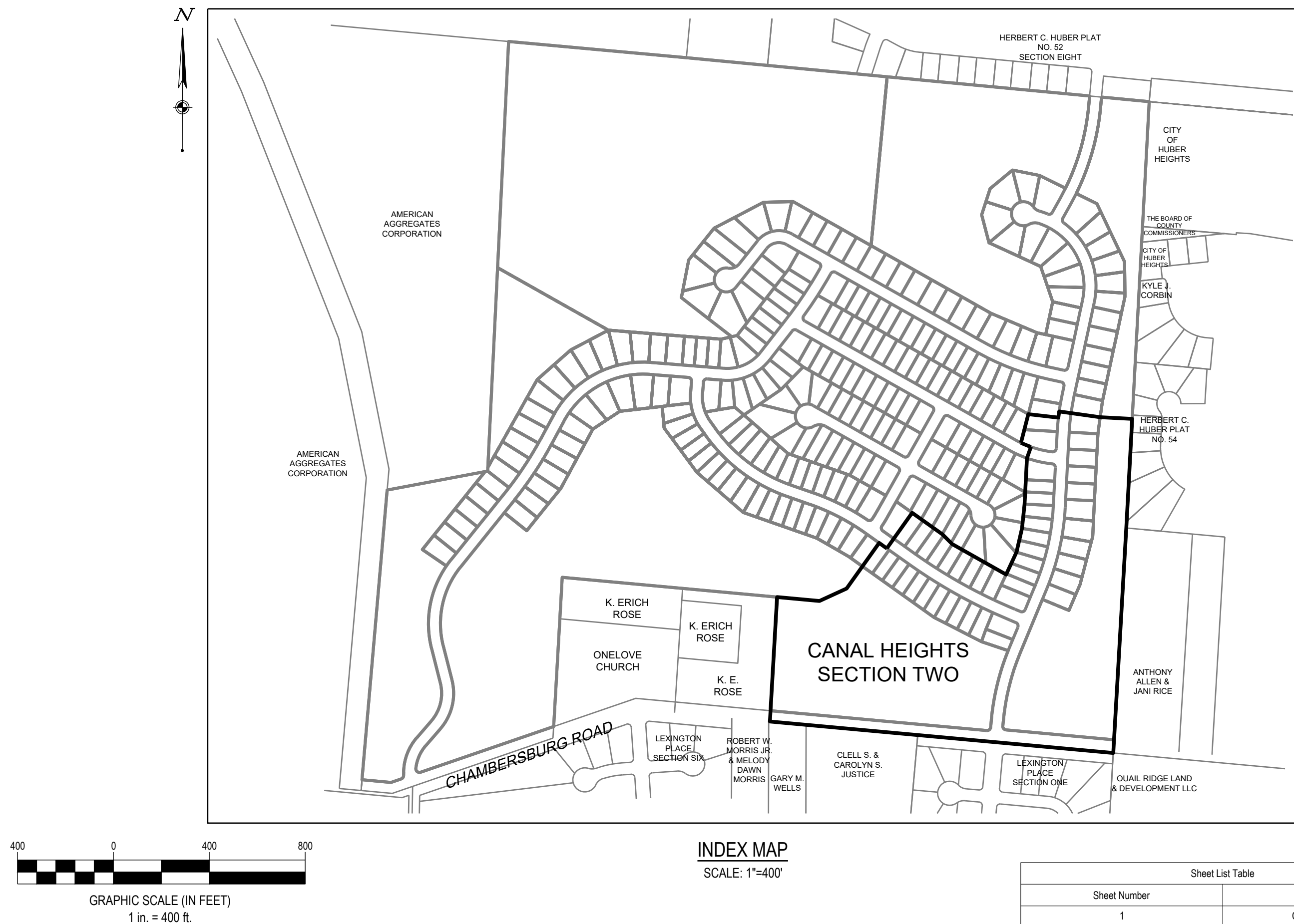
OUPS NOTIFICATION DATE: FEBRUARY, 2024; TICKET NUMBERS B405400687-00B AND B405400688-00B.

DATE OF FIELD SURVEY: JANUARY, 2021
DATE OF SURVEY MAP: FEBRUARY 27, 2024

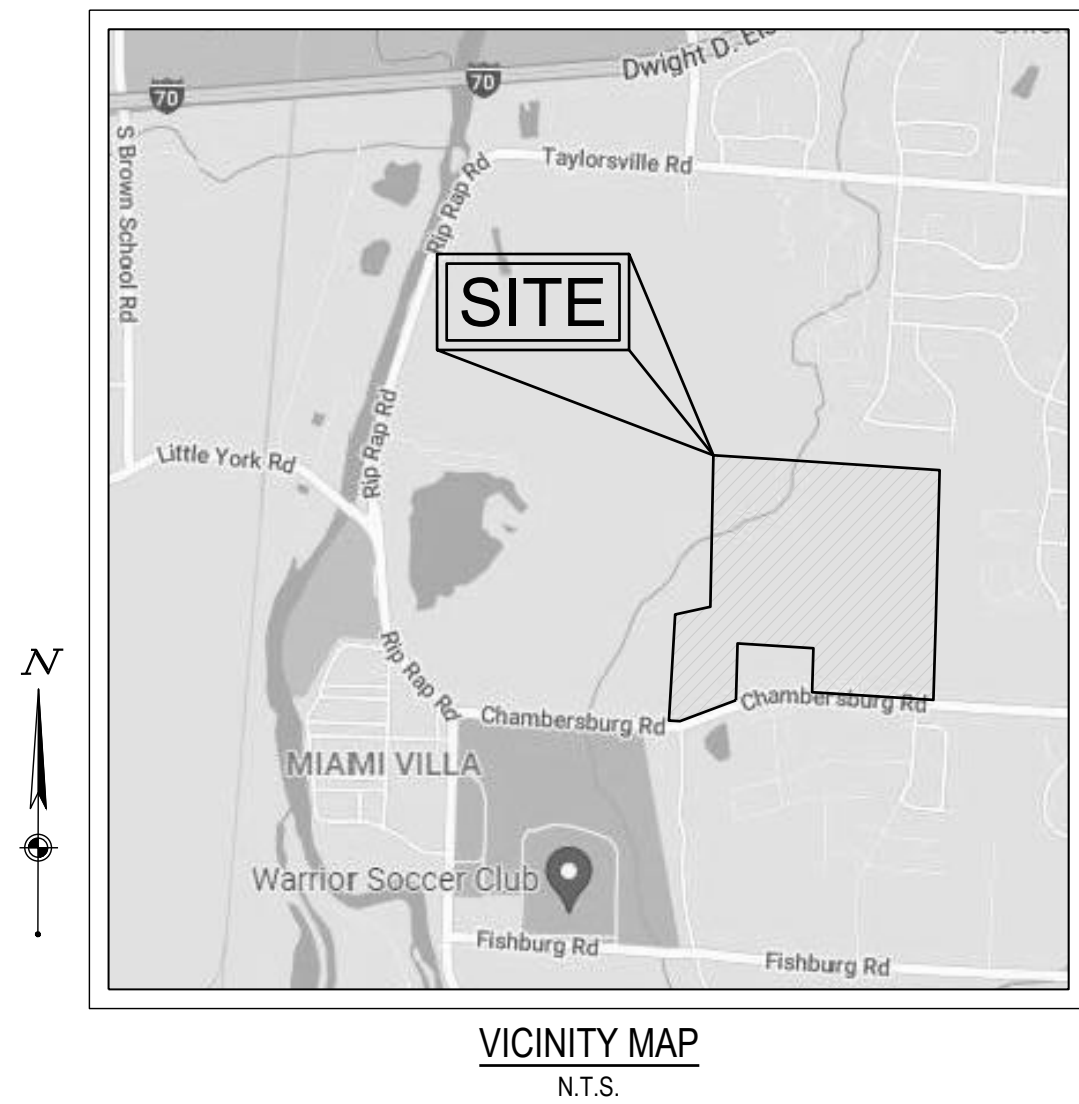
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM); MONTGOMERY COUNTY, OHIO, 39113C0157E, EFFECTIVE DATE: JANUARY 6, 2005.

SECTION 34, TOWN 2, RANGE 8 M.Rs.

CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
JUNE 18, 2024

[illegible]

Sheet List Table	
Sheet Number	Sheet Title
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2	GENERAL NOTES
3	ROAD SECTION & DETAILS
4	UTILITY DETAILS
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6	OVERALL UTILITY & INDEX MAP
7	OVERALL UTILITY & INDEX MAP
8	PLAN AND PROFILE STREET E
9	PLAN AND PROFILE STREET G
10	PLAN AND PROFILE STREET G
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12	OFFSTREET PROFILES
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17	GRADING & EROSION CONTROL PLAN - PH I
18	GRADING & EROSION CONTROL PLAN - PH I
19	GRADING & EROSION CONTROL PLAN - PH II
20	GRADING & EROSION CONTROL PLAN - PH II
21	SWPPP NOTES
22	SWPPP DETAILS
23	SWPPP DETAILS



APPROVED BY:

RUSSELL A. BERGMAN, P.E.
CITY ENGINEER, HUBER HEIGHTS

JUSTIN ELAM, P.E.
OHIO REGISTERED ENGINEER No. E-76298

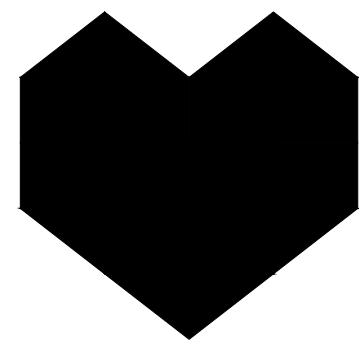


OHIO
Utilities Protection
SERVICE

811 or
1-800-362-2764

Call Before You Dig

FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO
 COMMENCE, THE CONTRACTORS SHALL NOTIFY THE
 FOLLOWING AGENCIES: STATE UTILITIES PROTECTION
 SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER
 AGENCIES WHICH MIGHT HAVE UNDERGROUND
 UTILITIES INVOLVING THIS PROJECT AND ARE
 NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE



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FORESTAR

CANAL HEIGHTS

SECTION TWO
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID	Description	Date
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Project Number: 763863

Scale: AS SHOWN

Drawn By: SJS

Checked By: JEE

Date: JUNE 18, 2024

Date: JUNE 18, 2024
Issue: CONSTRUCTION

Drawing Title:

COVER SHEET

1

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GENERAL NOTES

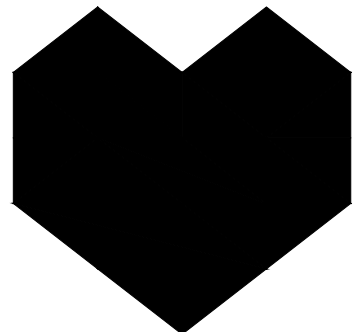
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS SPECIFICATIONS AND STANDARD DRAWINGS. IF NO CITY STANDARD IS AVAILABLE, THEN STANDARD DRAWINGS AND SPECIFICATIONS FROM THE MONTGOMERY COUNTY, OHIO ENGINEERING DEPARTMENT OR THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIALS SPECIFICATIONS" (LATEST EDITION) SHALL BE FOLLOWED.
- ALL UTILITY TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENTS SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH CITY SPECIFICATIONS AND COMPACTED BEFORE SUB-GRADE APPROVAL.
- ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.
- ALL CATCH BASINS (CURB AND GUTTER INLET) ODOT TYPE 3A UNLESS OTHERWISE SPECIFIED. THE CASTING HOOD SHALL HAVE "DUMP NO WASTE" LETTERING AND FISH IMAGE.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE ASTM C-76, CLASS IV, UNLESS OTHERWISE NOTED.
- ALL MANHOLES TO BE TYPE "A", UNLESS OTHERWISE NOTED.
- CHANNEL BOTTOMS OF ALL MANHOLES.
- CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
- CONCRETE CURBING TO BE A TYPE SPECIFIED IN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS. EXTRUDED CURB IS NOT PERMITTED.
- ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
- SITE GRADING WITHIN SUBDIVISIONS SHALL BE SUCH THAT ALL LOTS WILL READILY DRAIN. LOTS SHALL HAVE A 1.5% MINIMUM SLOPE IN GRASS AREAS. OVERLAND FLOW ON LOTS SHALL BE LIMITED TO A MAXIMUM DISTANCE OF THREE HUNDRED (300) FEET UNLESS APPROVED BY THE CITY ENGINEER.
- ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE DAYTON POWER & LIGHT CO. AT 937-866-3303, AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THESE MAY INVOLVE THE USE OF HAY AND STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON EXISTING PAVED AND GRAVELED AREAS. FOR RESIDENTIAL AND SMALL CONSTRUCTION SITES - PRIOR TO ANY SITE DISTURBANCE, THE CONTRACTOR SHALL HAVE IN PLACE EROSION CONTROL MEASURES PER EPA 830-F-15-001 GUIDELINES FOR STORMWATER PREVENTION.
- ROOF AREA DRAIN LINES SHALL NOT BE EXTENDED THROUGH CURBS BUT SHALL BE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM.
- ALL METAL CASTINGS SHALL BE PAINTED WITH TWO COATS OF BLACK ASPHALTUM PAINT.
- ALL EXISTING MONUMENTS SHALL BE PROTECTED AND OR REFERENCED BY THE CONTRACTOR. MONUMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON MONTGOMERY COUNTY STANDARD CONSTRUCTION DRAWING MC-1. MONUMENT BOXES SHALL BE LOCATED AT ROADWAY PI, PC, PT POINTS AS WELL AS CROSS STREETS CENTERLINE.
- CONSTRUCTION STAKING MUST BE FURNISHED FOR THE CITY INSPECTOR TO VERIFY CONFORMANCE TO THE DESIGN. PLAN CONSTRUCTION STAKING IS REQUIRED AT SUFFICIENT DENSITY TO ENSURE THE CITY INSPECTOR CAN VERIFY THE WORK PERFORMED BY THE CONTRACTOR. CONTACT THE CITY INSPECTOR TO ENSURE ADEQUATE CONSTRUCTION STAKING IS FURNISHED.
- SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200 FT INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYERS. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB AND 6" BEHIND THE BACK OF CURB AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE. AT THE LOW SIDE OF THE PROPERTY, A 2 INCH TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1-4 HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.

WATER NOTES

- THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
- WATER MAINS, BENDS AND FITTINGS SHALL BE ZINC COATED DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C-151). CLASS 53. MECHANICAL JOINT FITTINGS DO NOT HAVE TO BE ZINC COATED. THE USE OF STANDARD DUCTILE IRON (ANSI A-21.51, AWWA C-151) CLASS 53 PIPE HAS TO BE PRE-APPROVED BY THE CITY ENGINEER. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.
- ALL WATER MAINS SHALL HAVE 4'-6" MINIMUM COVER.
- NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, AND FLUSHED FOR 12 HOURS MINIMUM. NO TAPPING WILL BE PERMITTED IN INCLEMENT WEATHER.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
- ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
- ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
- ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. THE FIRE HYDRANT IS TO BE INSTALLED AS PER THE DETAIL LOCATED WITHIN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS.
- WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
- ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
- ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A 2' MAXIMUM ANCHOR PIPE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
- ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
- GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
- ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A-423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-1/2" OUTLETS WITH CITY OF DAYTON THREADS.
- ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1" SQUARE.
- THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
- FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
- WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
- BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
- ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.

SANITARY NOTES

- THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
- SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC S3034 SDR 26.
- SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
- ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
- WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
- ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
- ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE PLASTIC. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE IRON TRAFFIC BEARING WITH VENT HOLES TO BE AT THE OPTION OF THE CITY ENGINEER.



3601 Rigby Rd., Suite 300
Middletown, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

FORESTAR

CANAL HEIGHTS

SECTION TWO

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID	Description	Date
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Project Number: 763863

Scale: AS SHOWN

Drawn By: SJS

Checked By: JEE

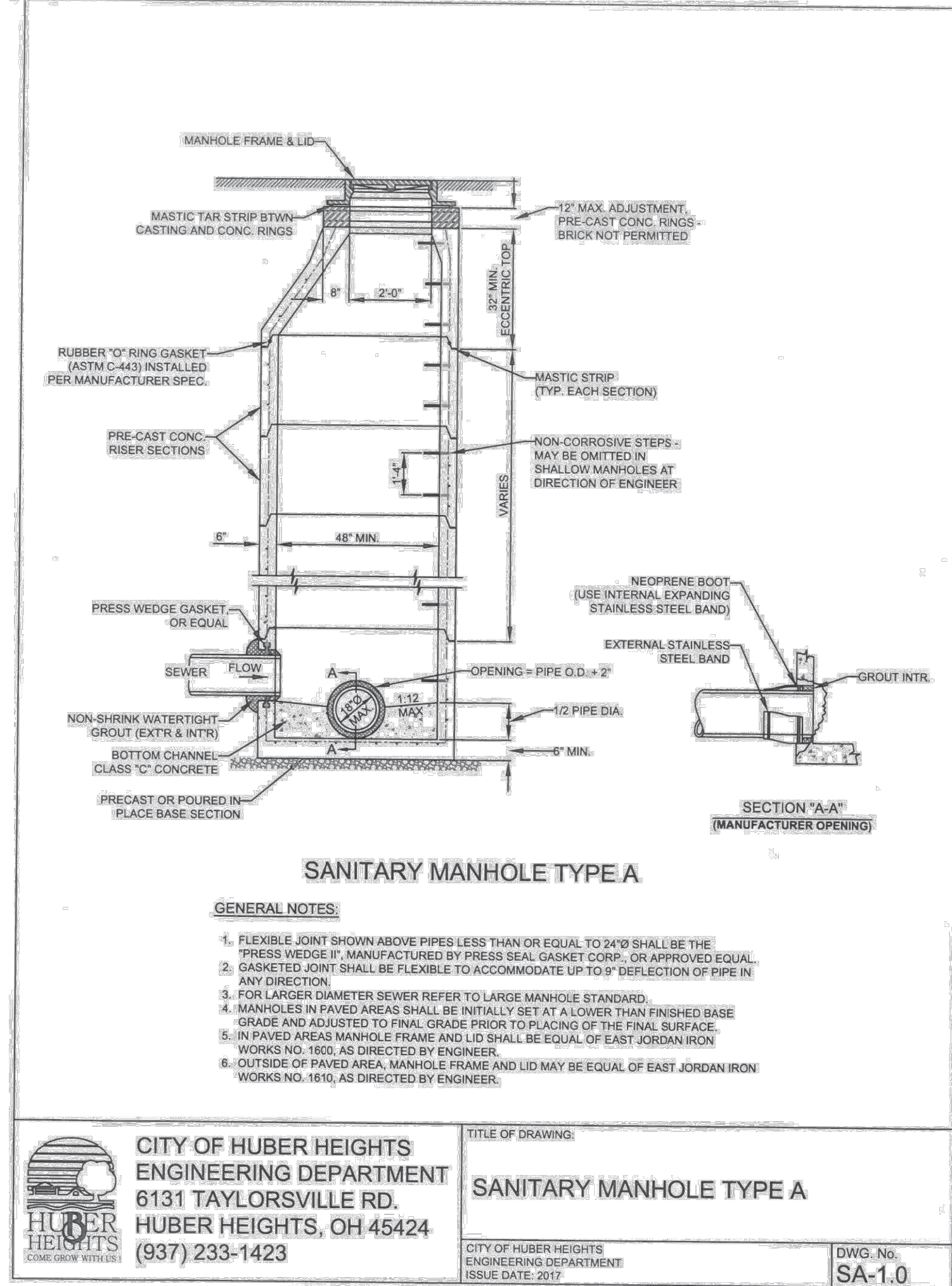
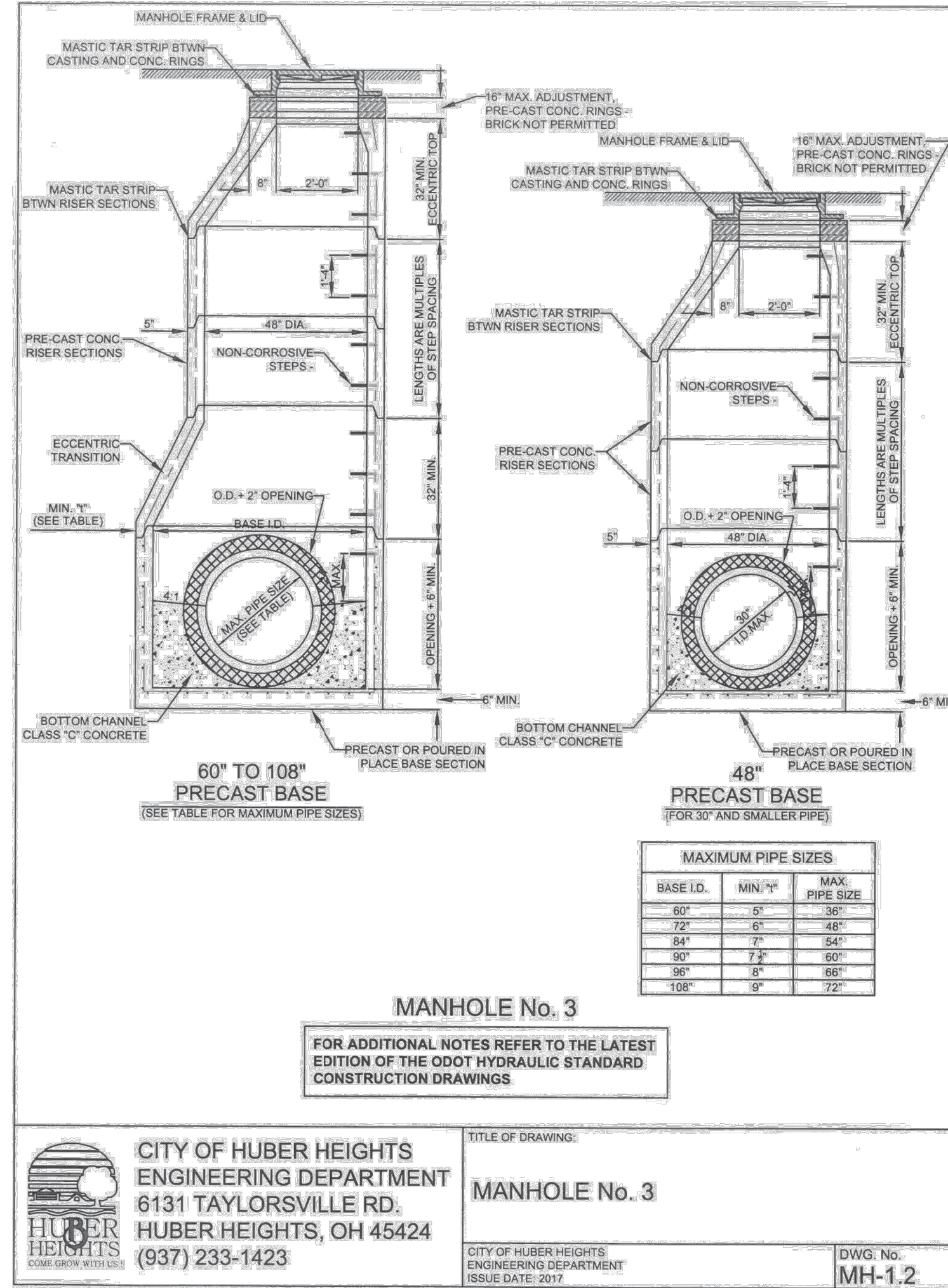
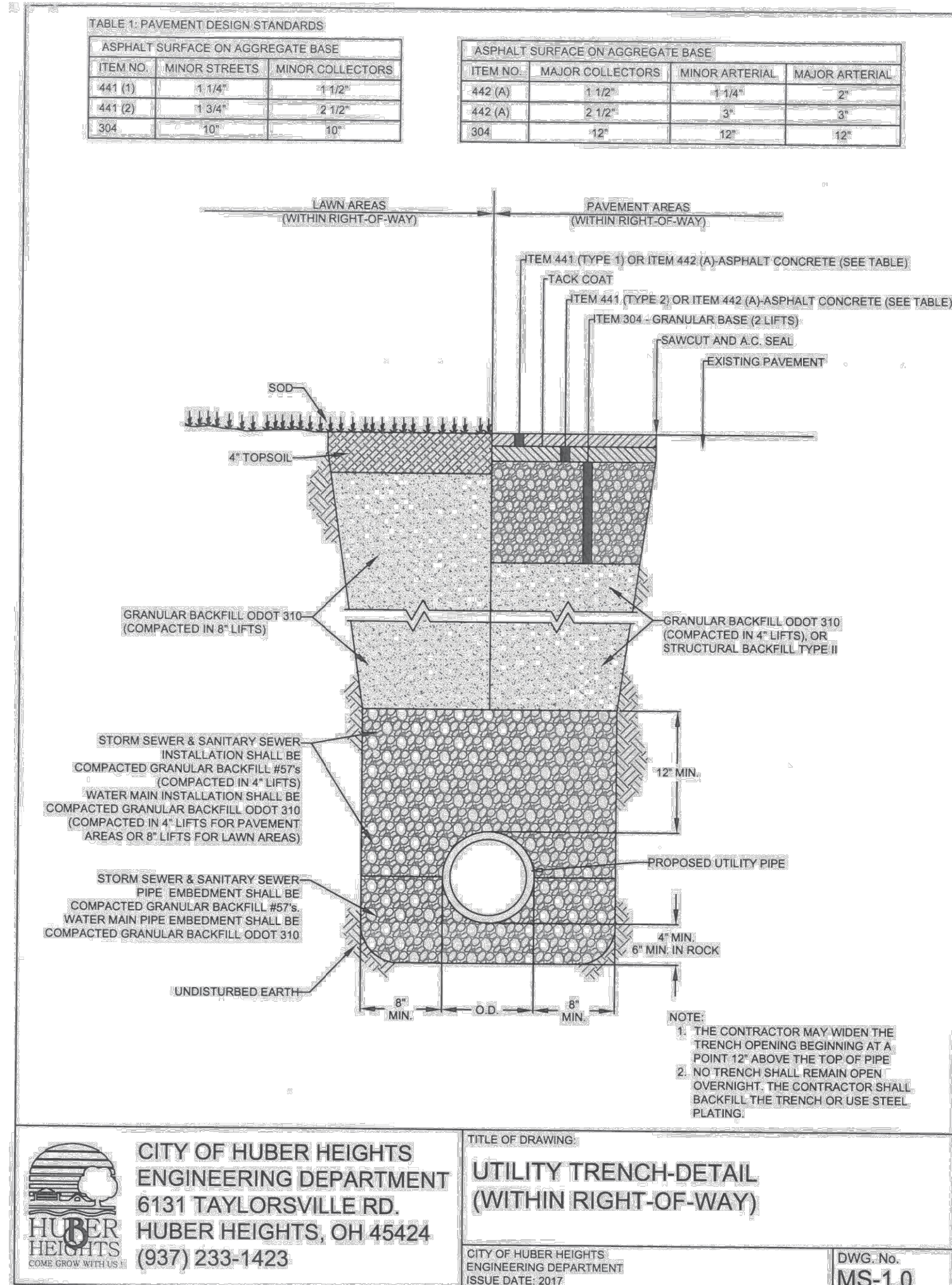
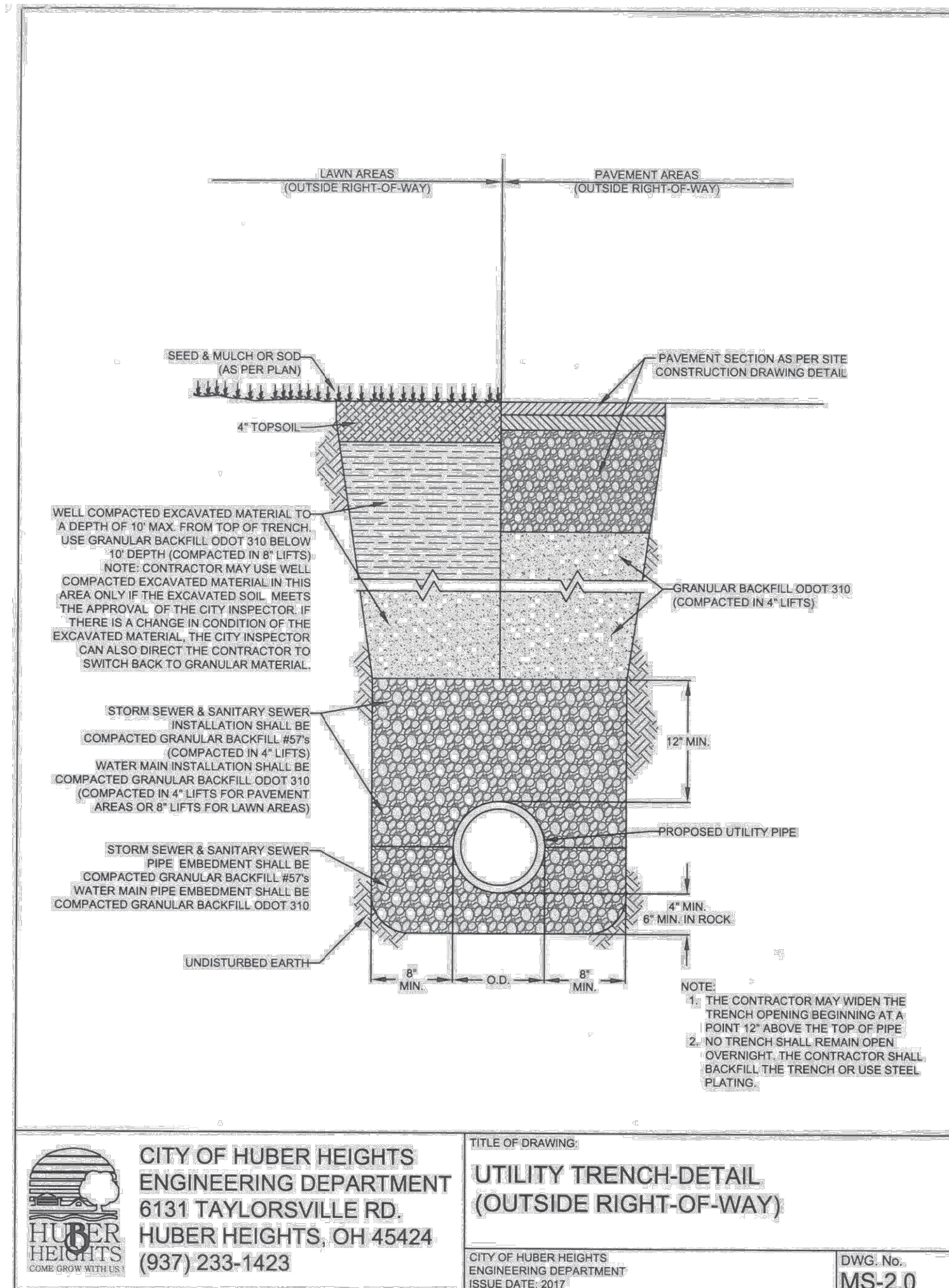
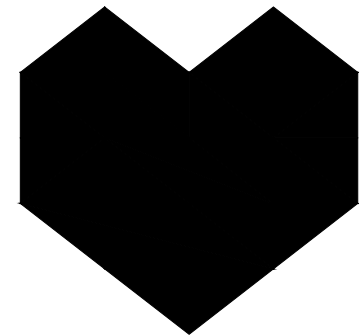
Date: JUNE 18, 2024

Issue: CONSTRUCTION

Drawing Title:
GENERAL NOTES



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FORESTAR

**CANAL HEIGHTS
SECTION TWO**
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

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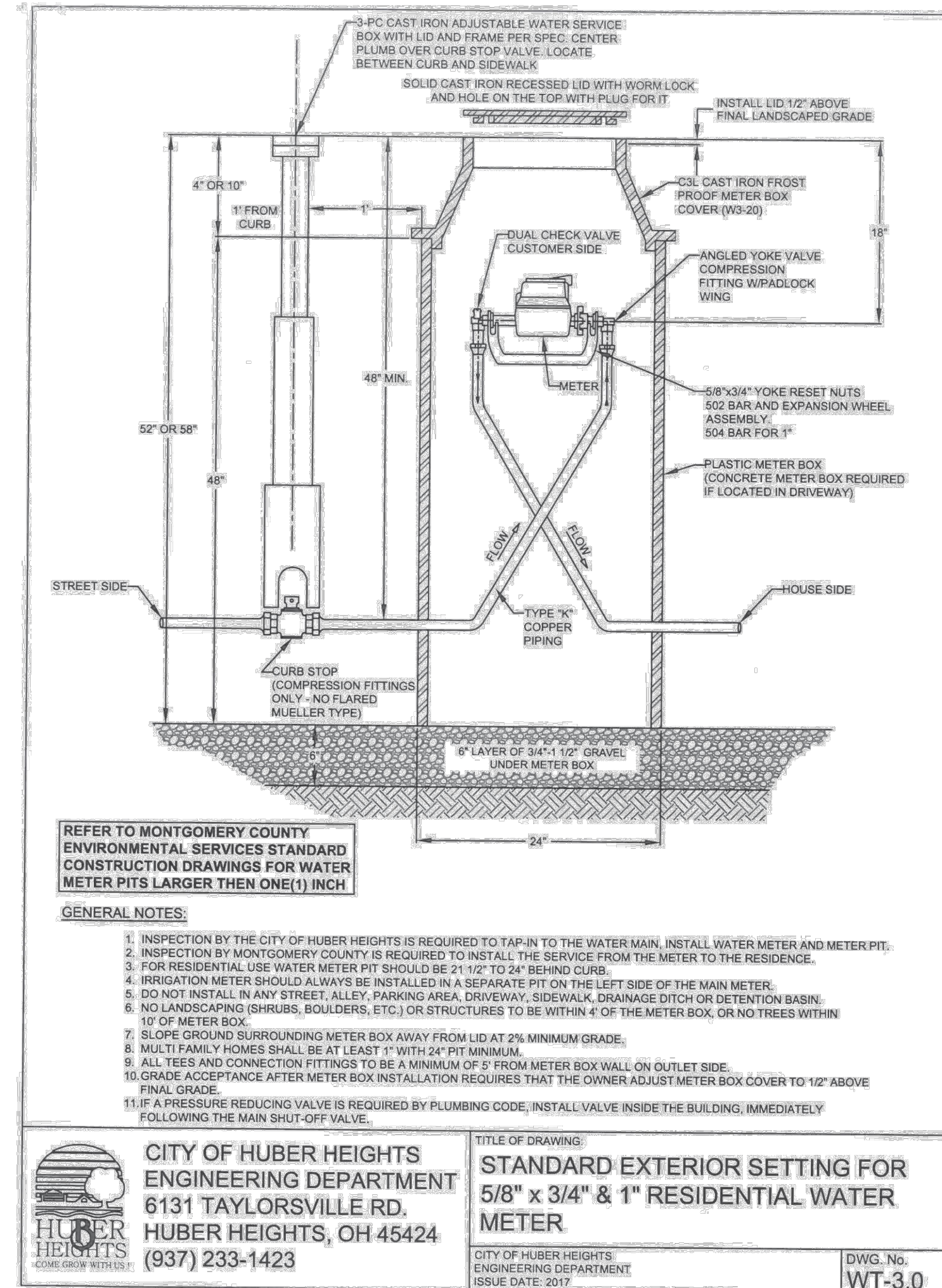
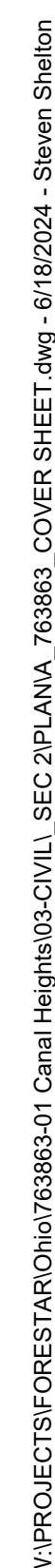
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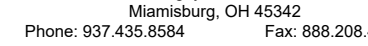
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Drawing Title:

UTILITY DETAILS



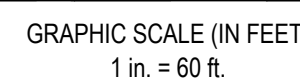
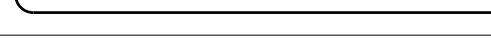




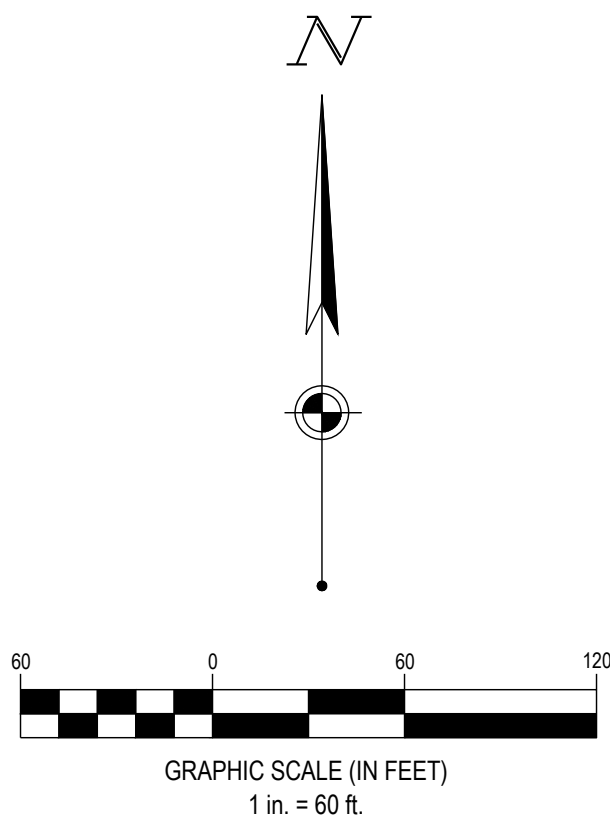
CITY OF HILBER HEIGHTS, OHIO



PROPOSED HYDRANT/VALVE



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LEGEND	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING R/W
	EXISTING CENTERLINE
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURE
	EXISTING WATER STRUCTURES
	EXISTING WETLAND (TO REMAIN)
	EXISTING WETLAND (TO BE MITIGATED)
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	PROPOSED HYDRANT/VALVE



FORESTAR

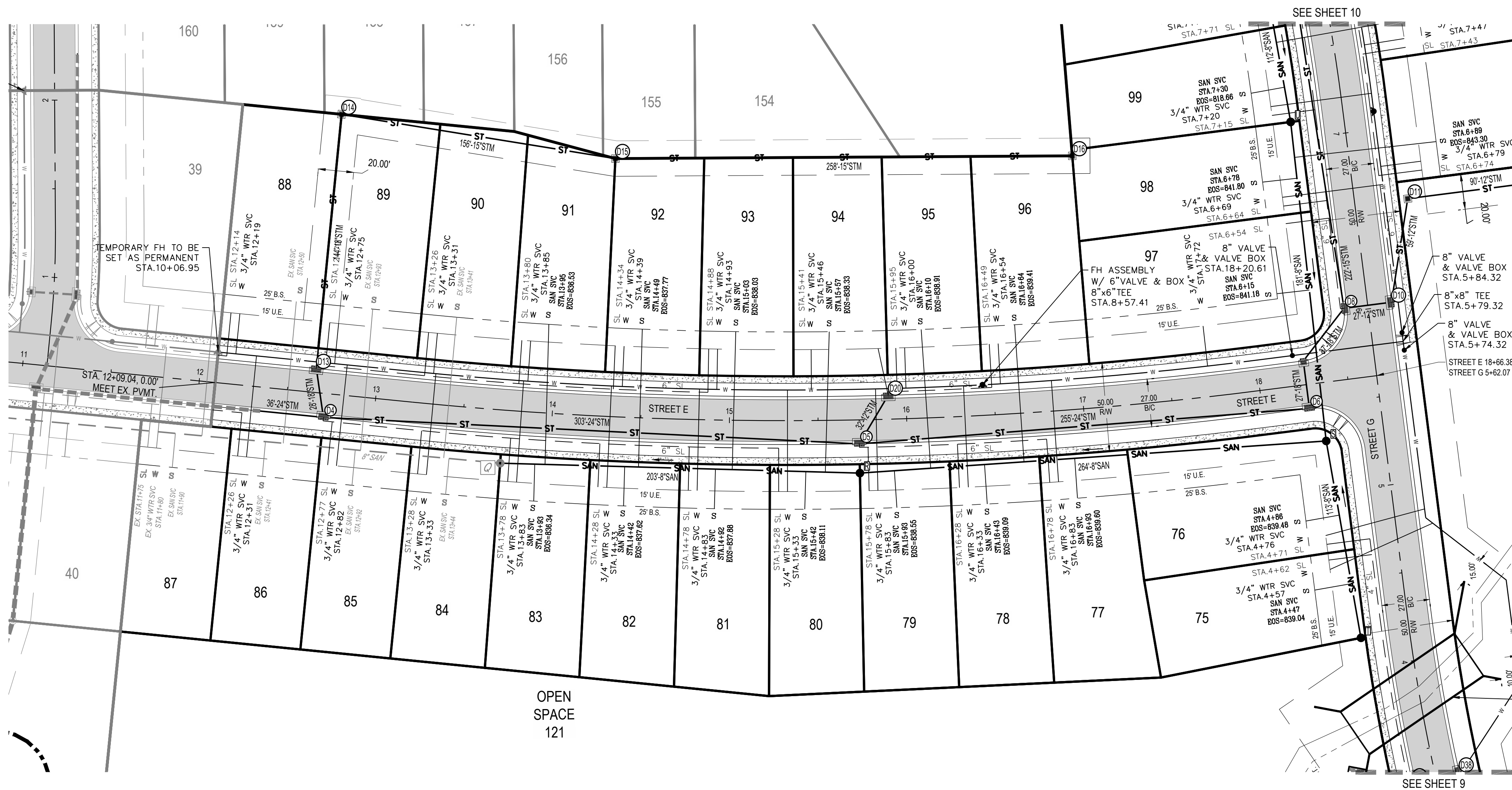
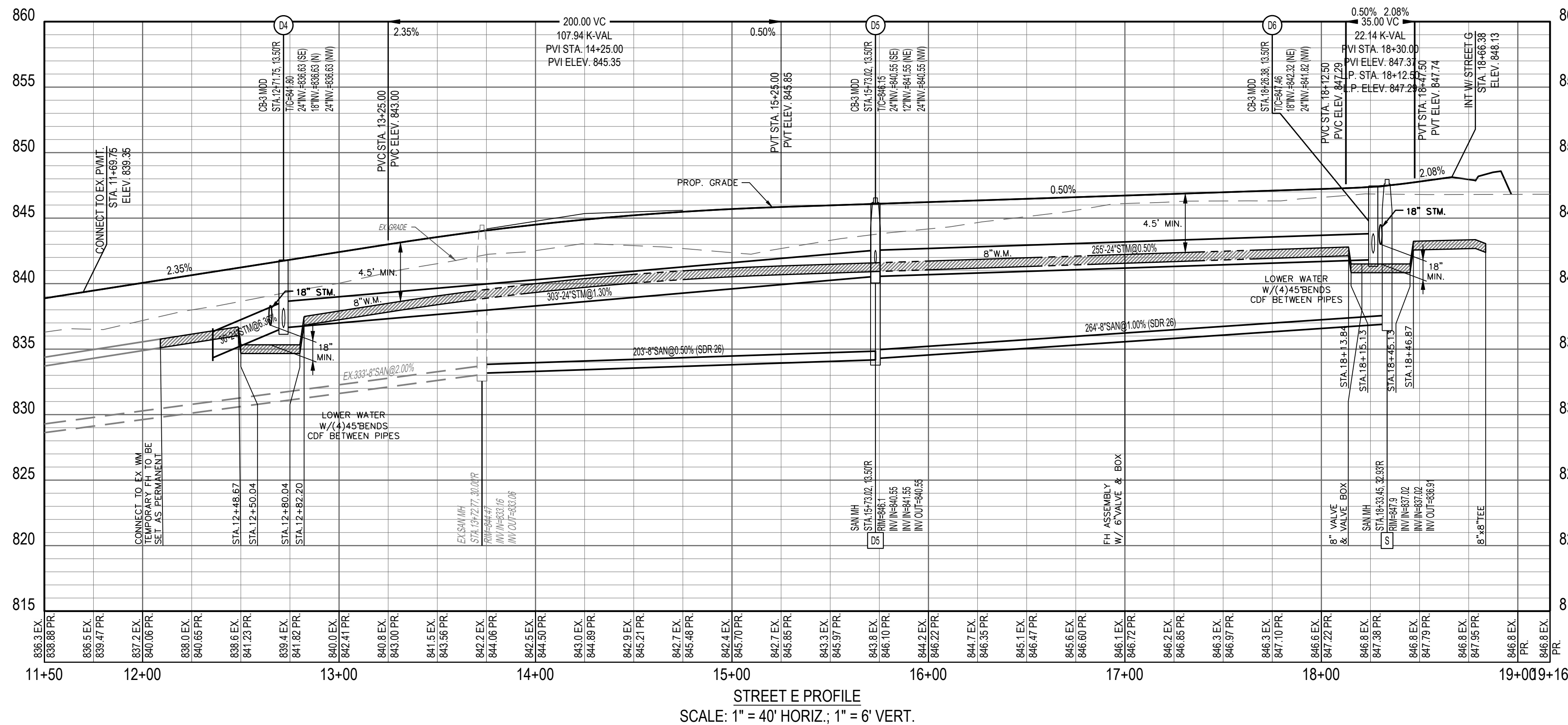
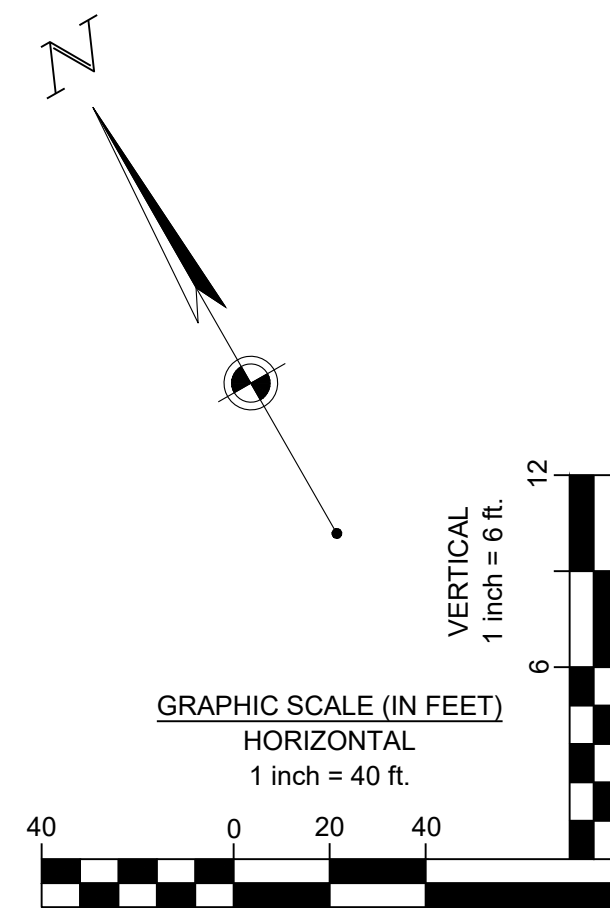
CANAL HEIGHTS SECTION TWO

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date

Project Number:	763863
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JEE
Date:	JUNE 18, 2024
Issue:	CONSTRUCTION

Drawing Title:
**OVERALL UTILITY &
INDEX MAP**



FORESTAR

CANAL HEIGHTS SECTION TWO

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date
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Project Number:	763863	
Scale:	AS SHOWN	
Drawn By:	SJS	
Checked By:	JEE	
Date:	JUNE 18, 2024	
Issue:	CONSTRUCTION	

Drawing Title:
**PLAN AND PROFILE
STREET E**



CANAL HEIGHTS

SECTION TWO

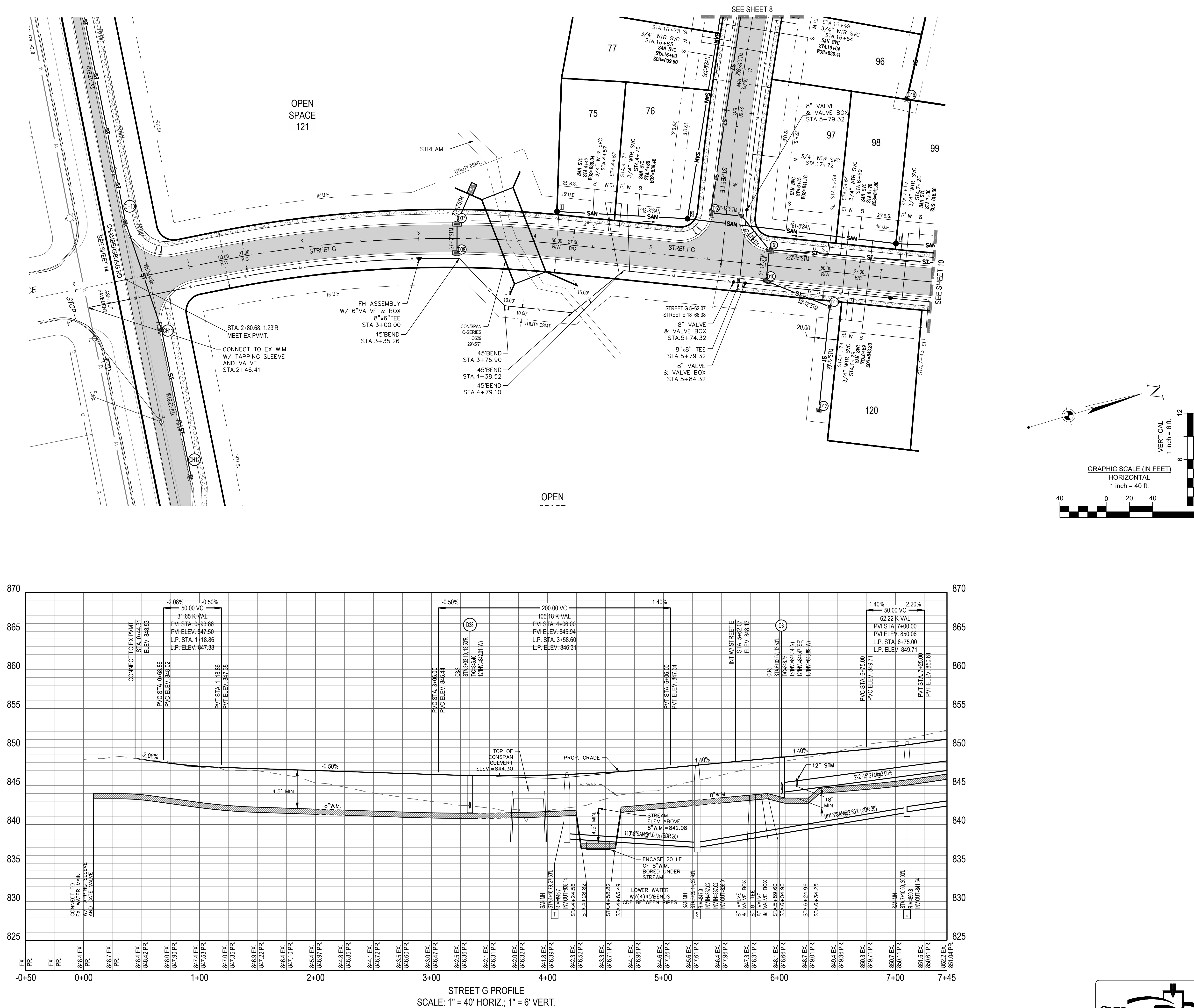
CITY OF HUBER HEIGHTS, OHIO

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PLAN AND PROFILE STREET G

9



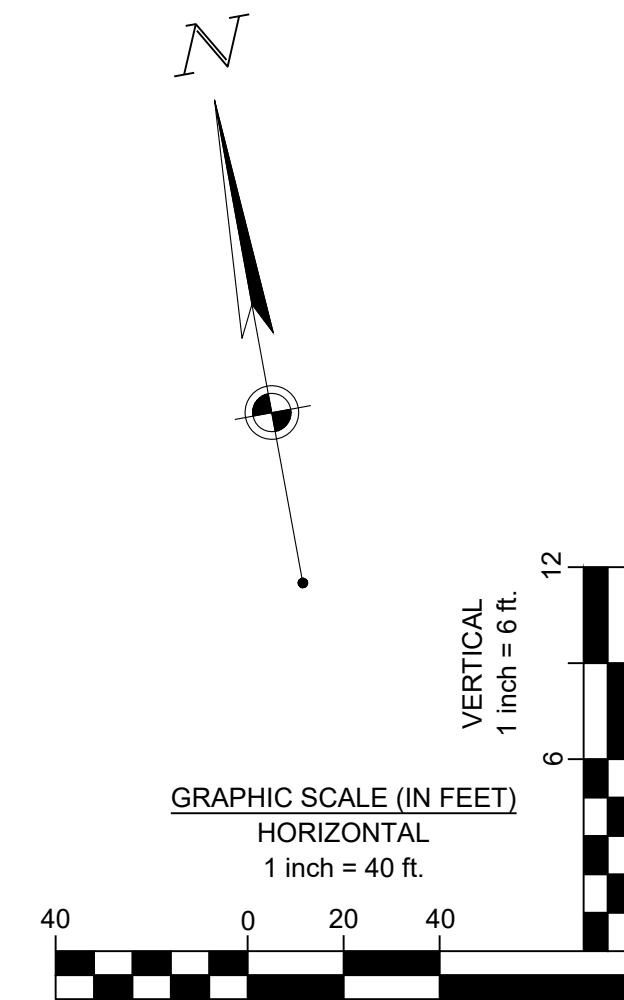


CANAL HEIGHTS

SECTION TWO

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STREET G**

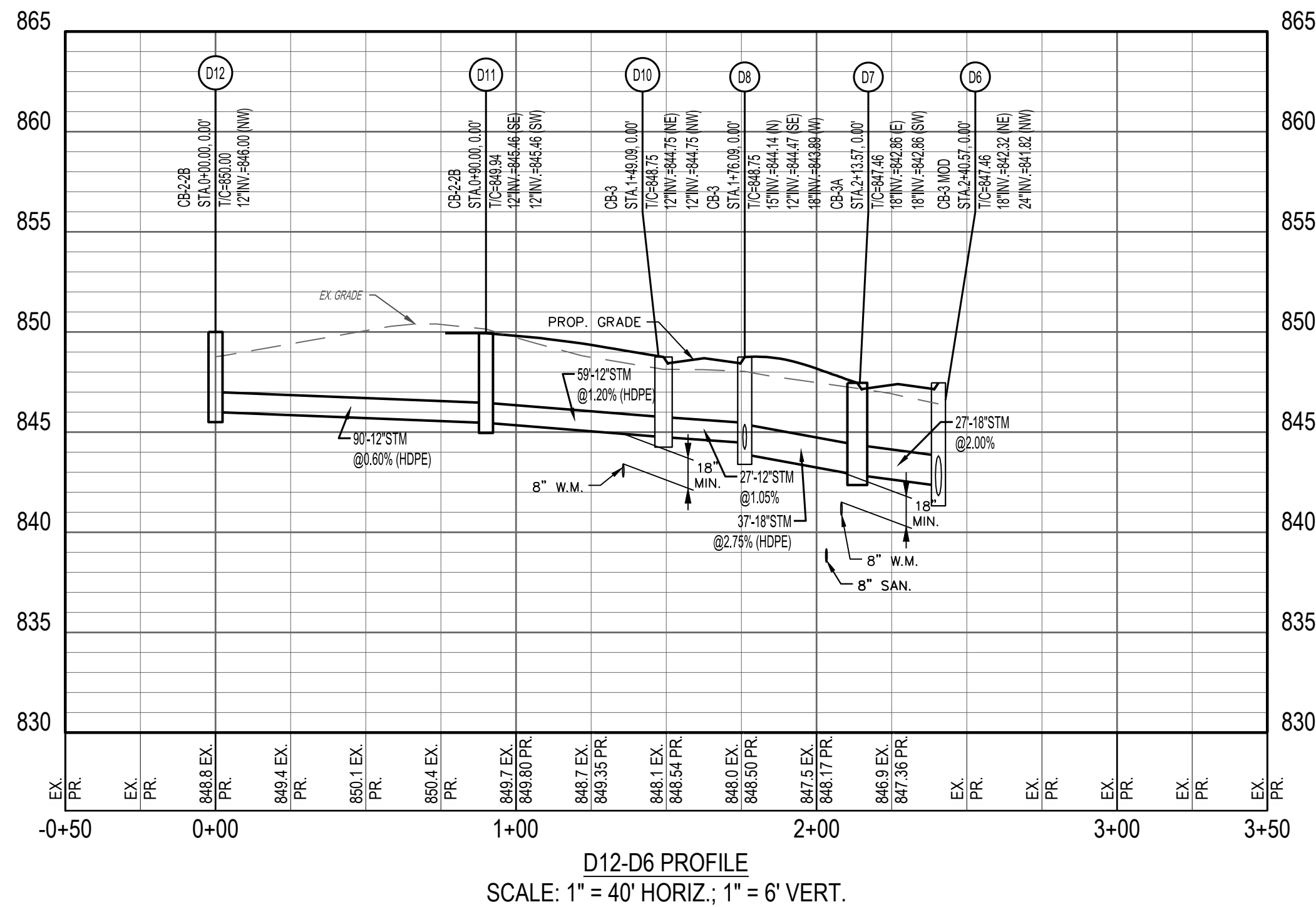
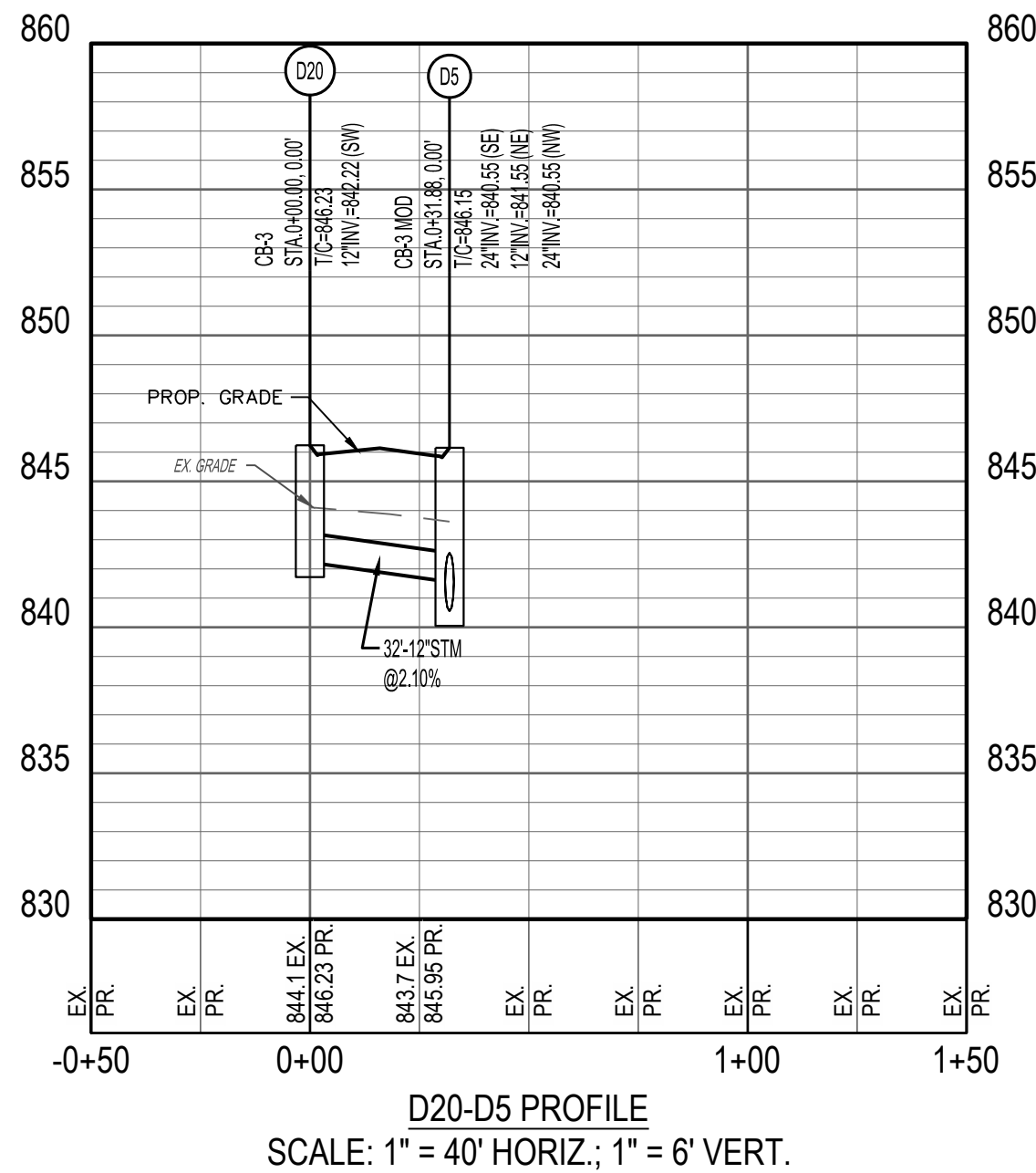
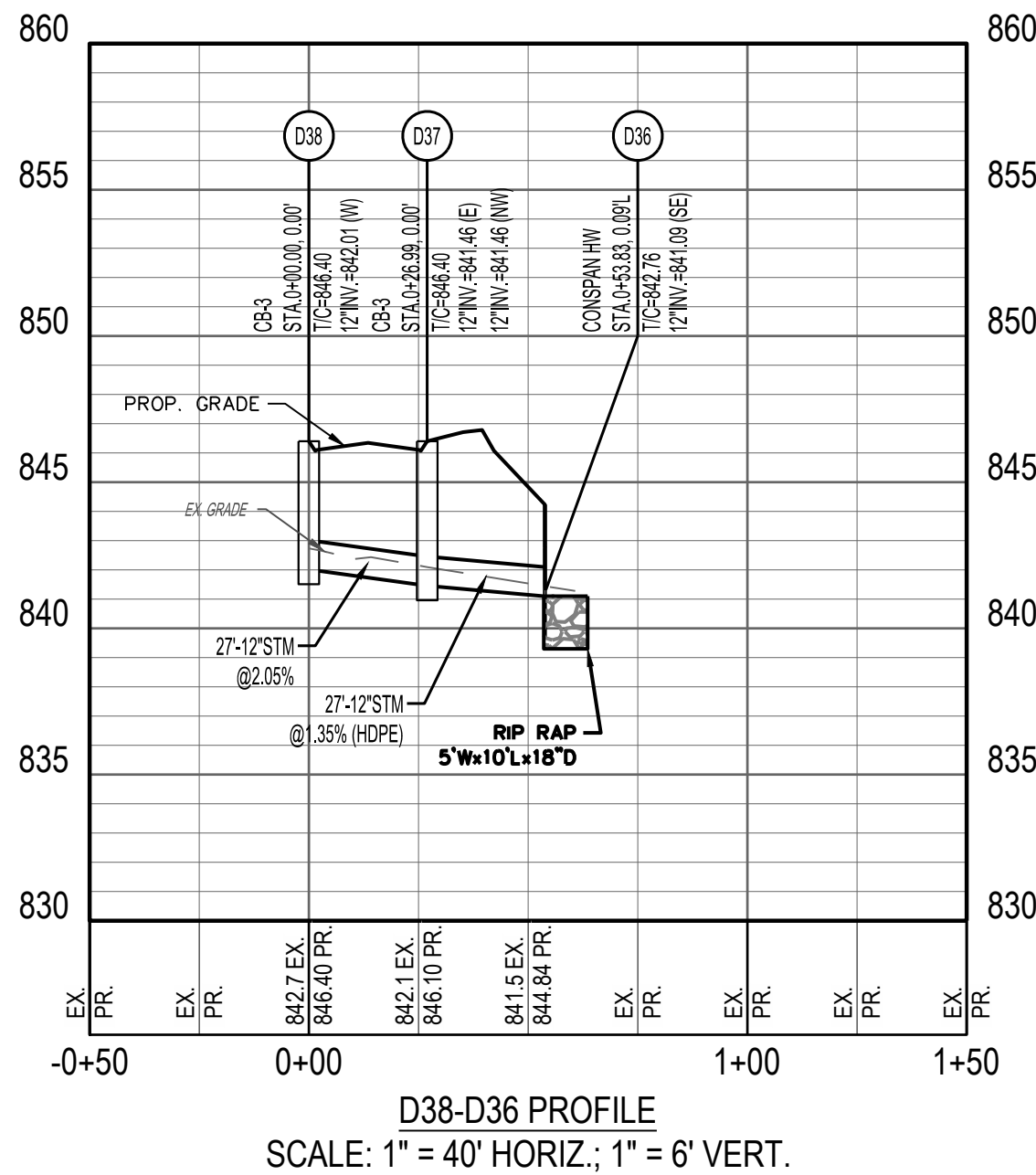
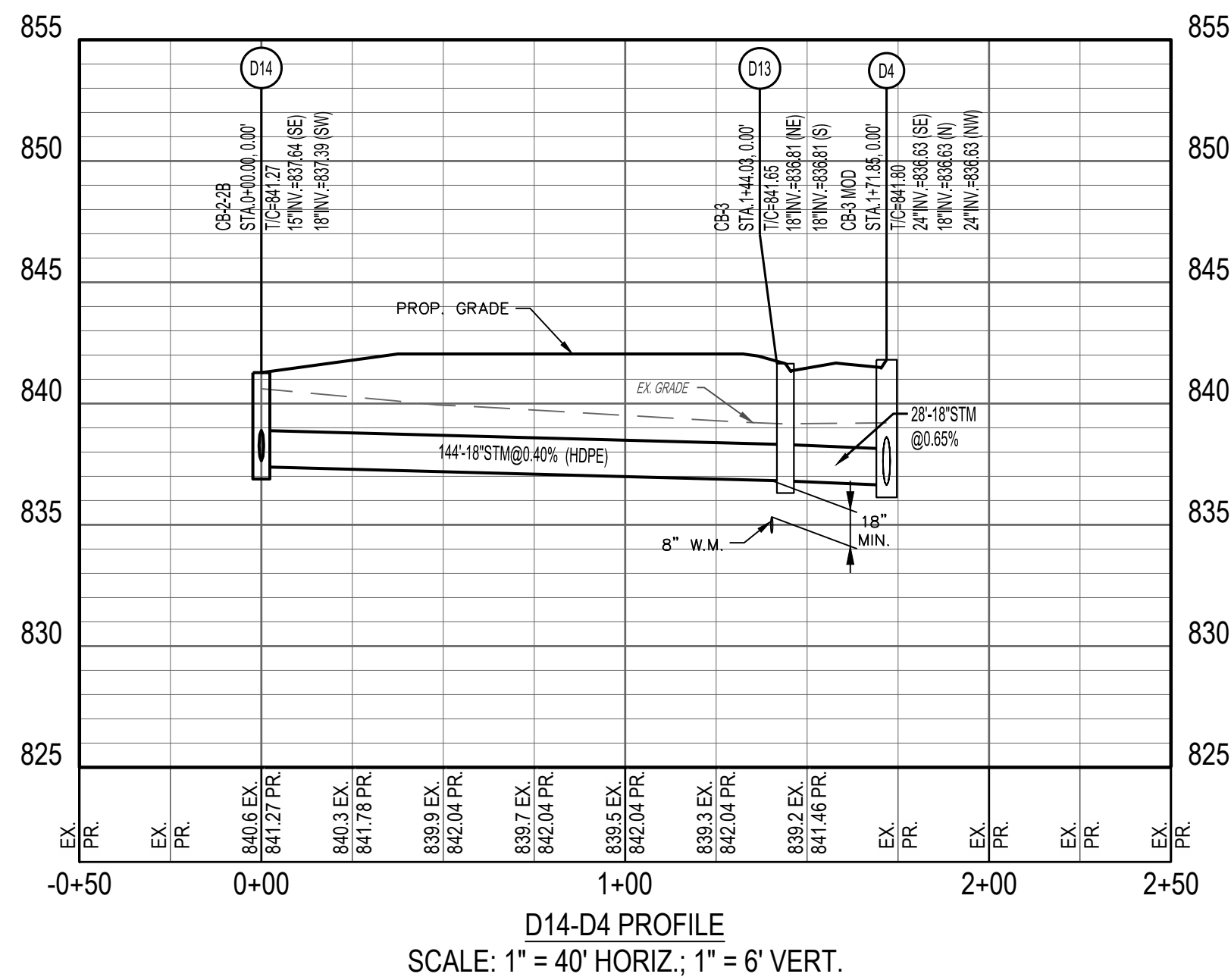
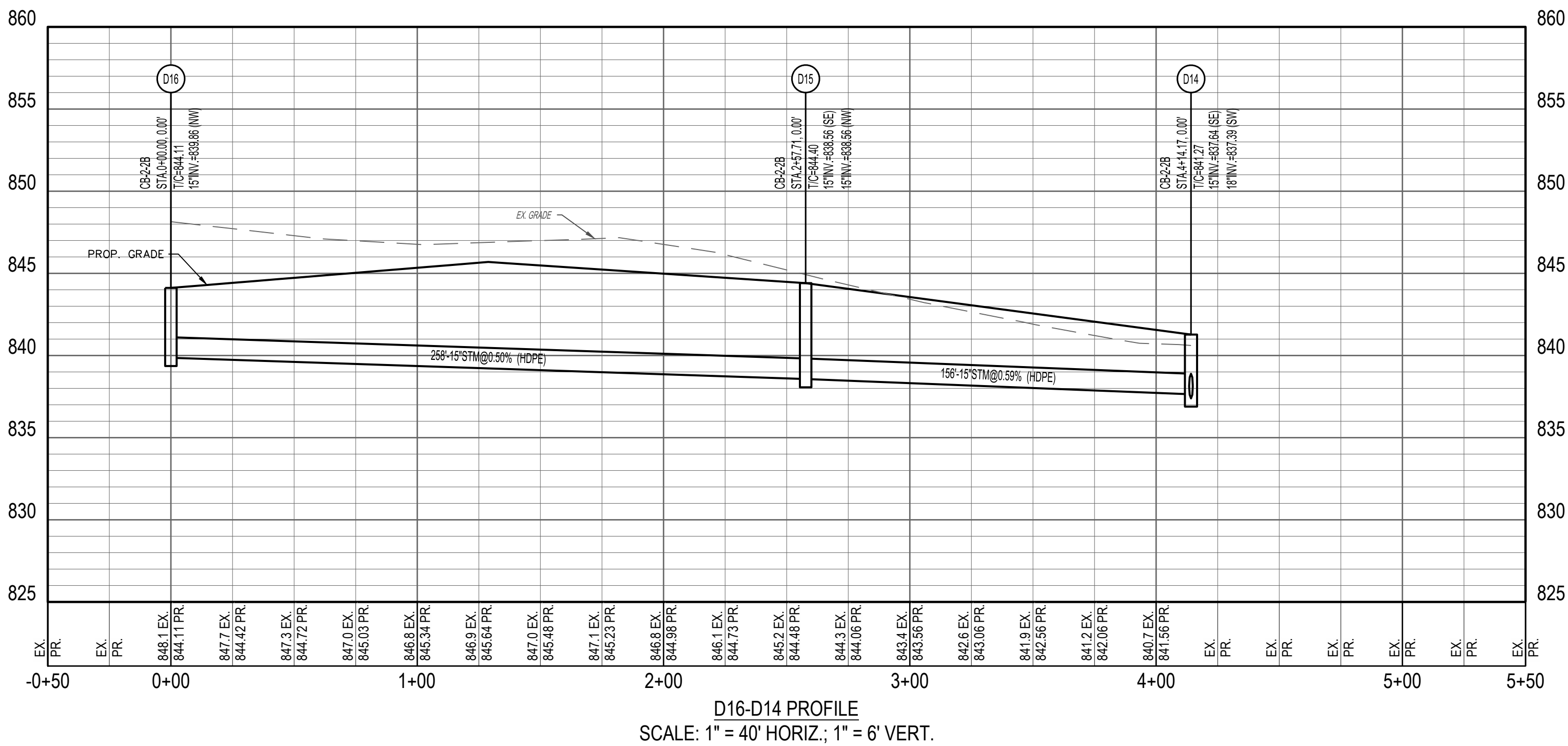
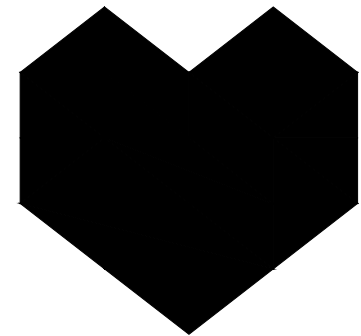


CANAL HEIGHTS

SECTION TWO

Drawing Title:
**PLAN AND PROFILE
STREET C**

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CANAL HEIGHTS

SECTION TWO

CITY OF HUBER HEIGHTS, OHIO

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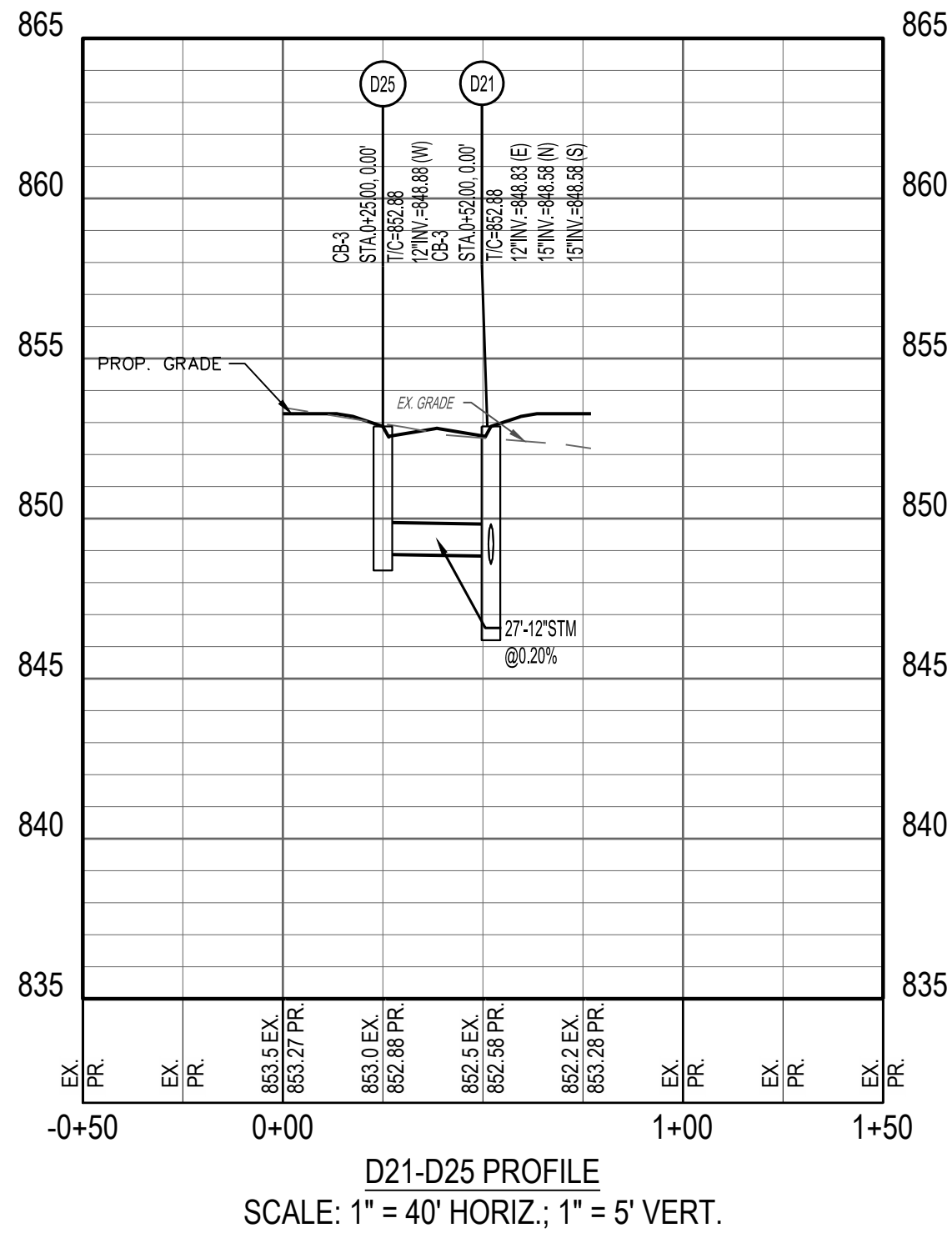
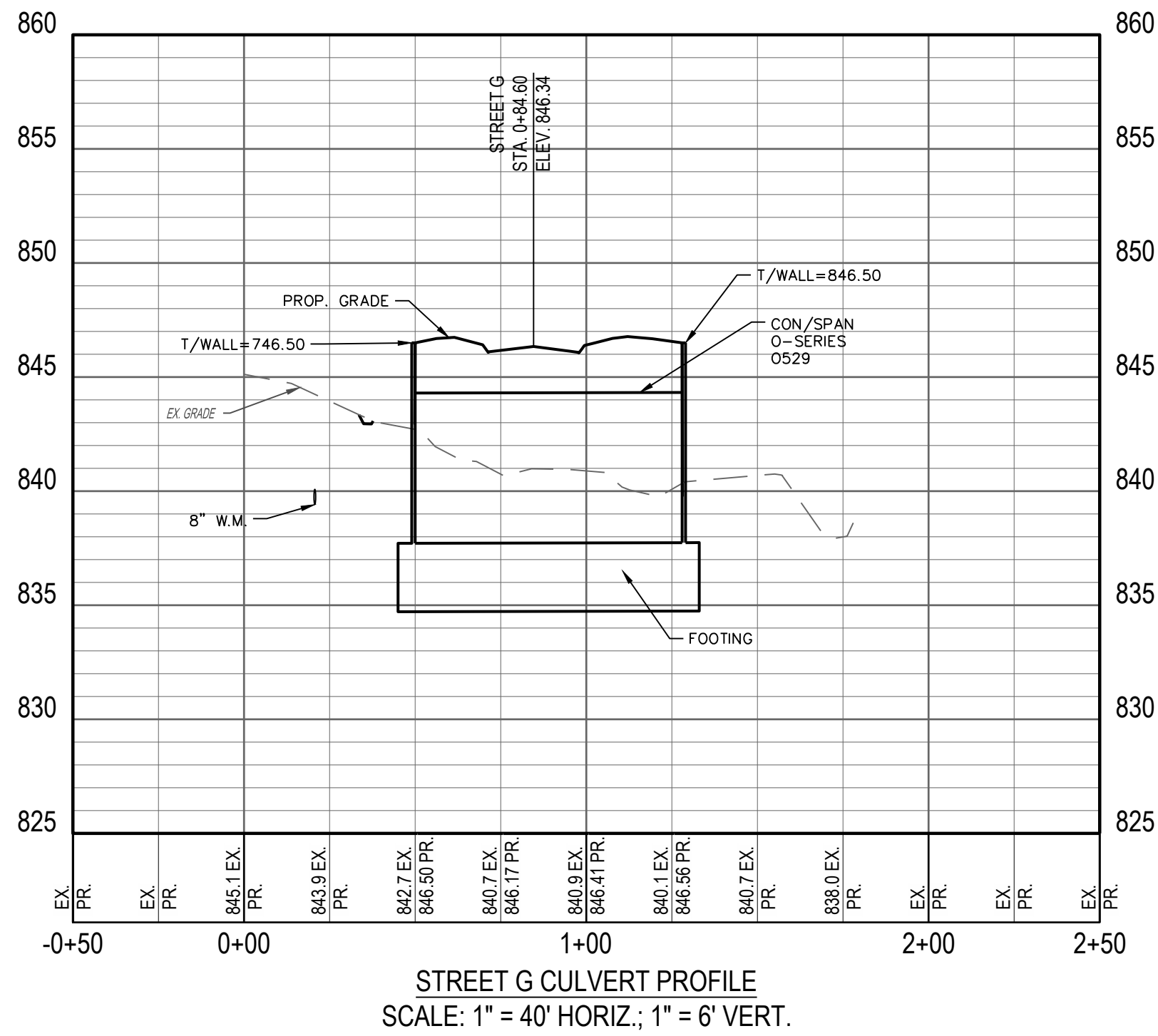
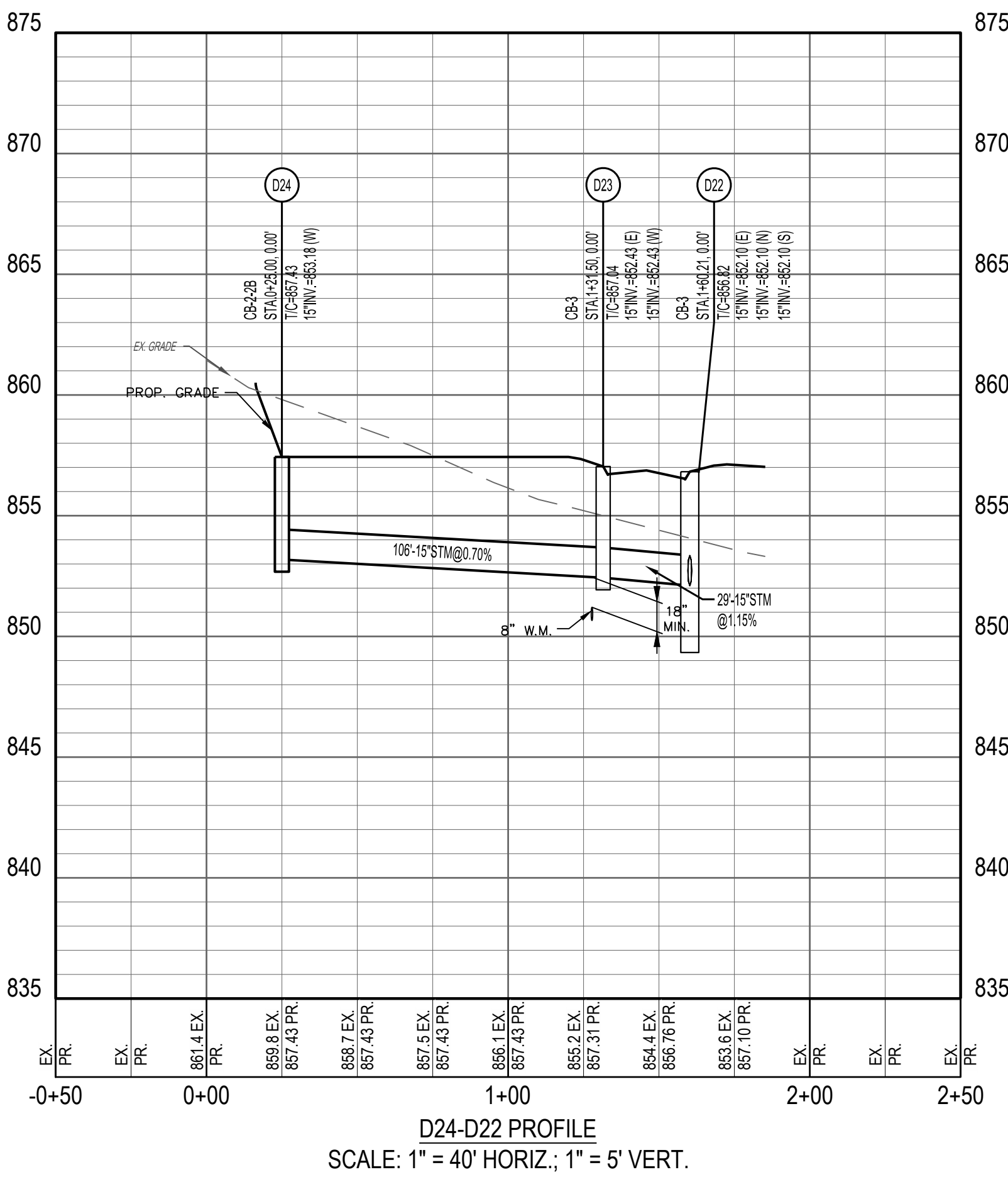
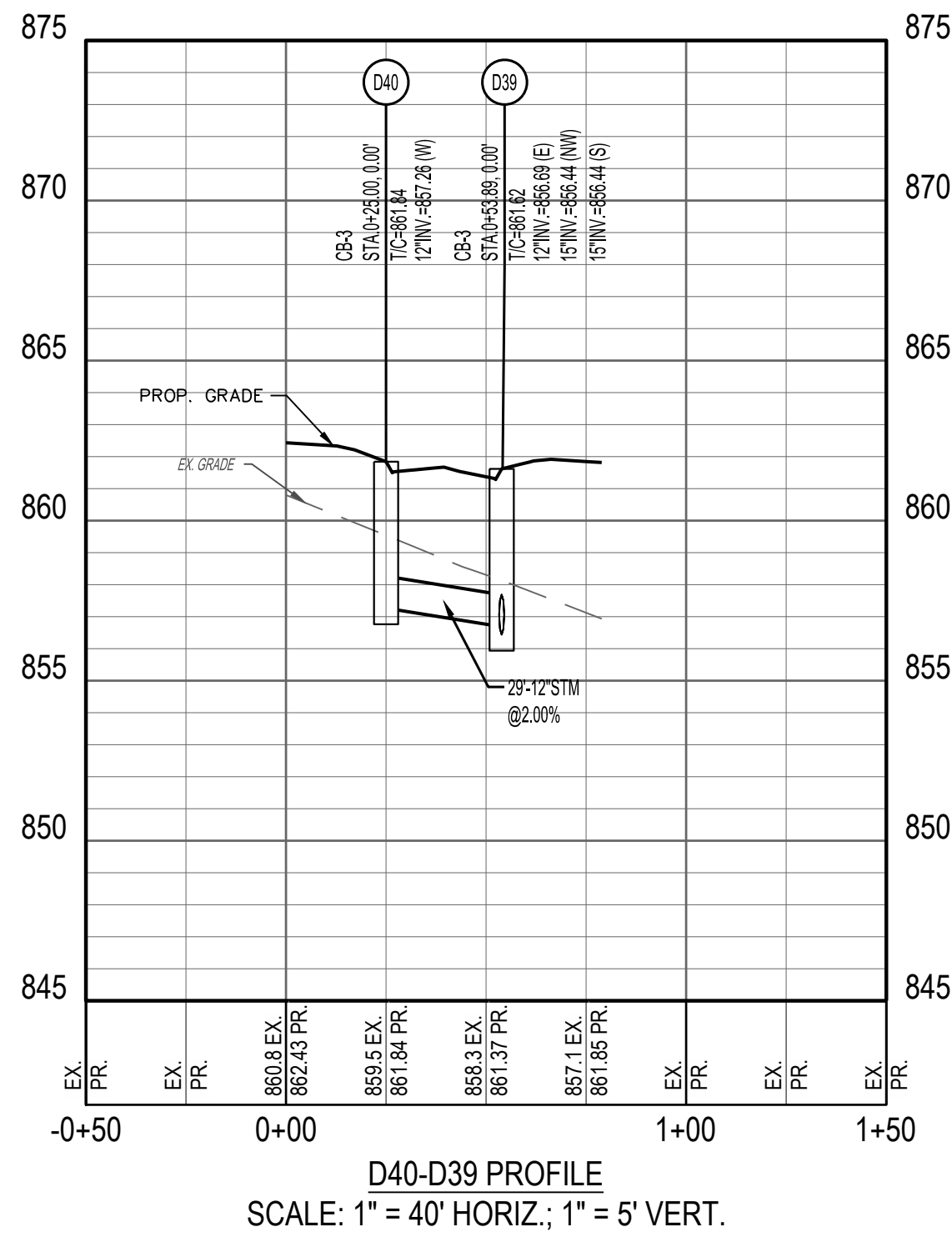
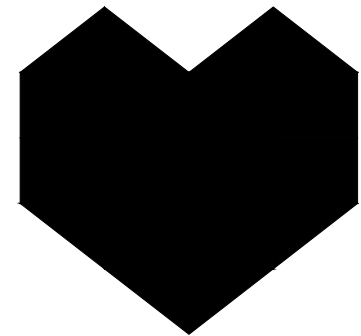
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CANAL HEIGHTS SECTION TWO

CITY OF HUBER HEIGHTS, OHIO

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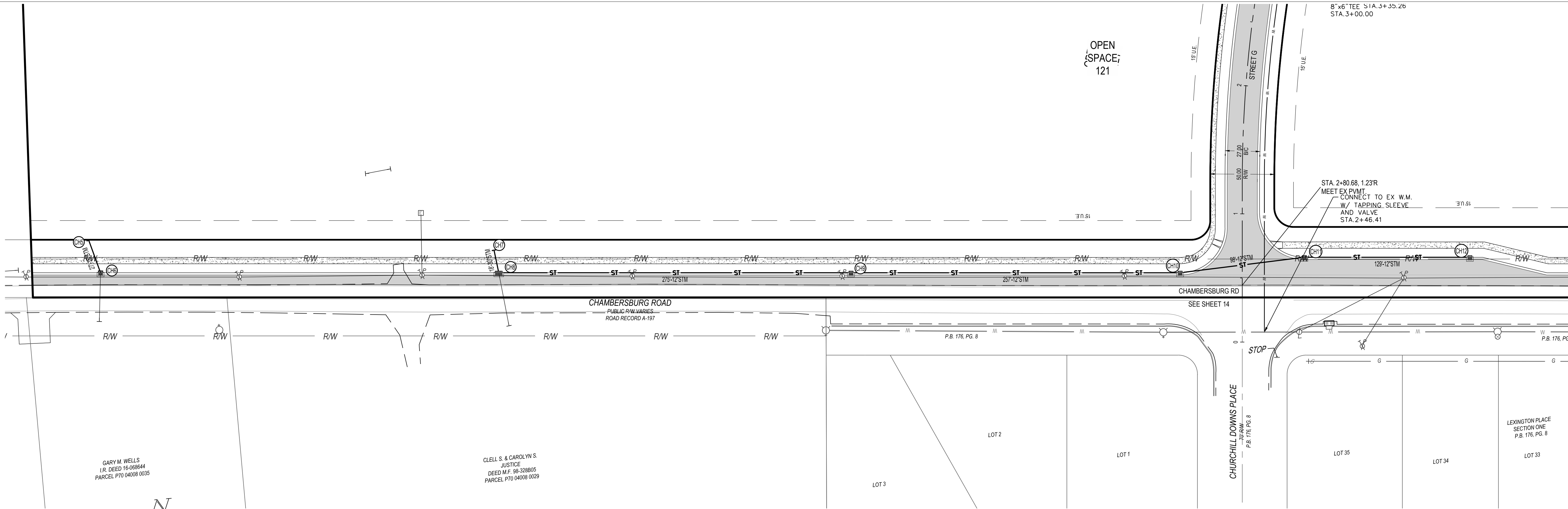
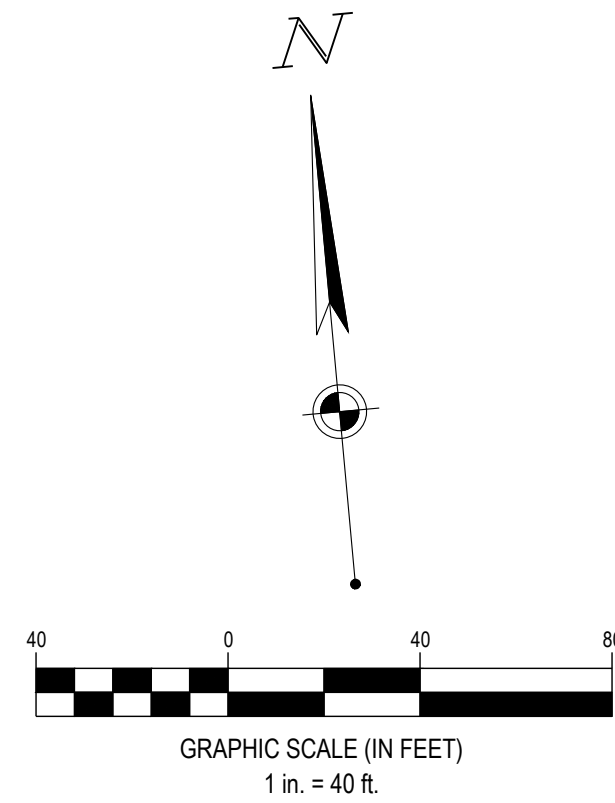
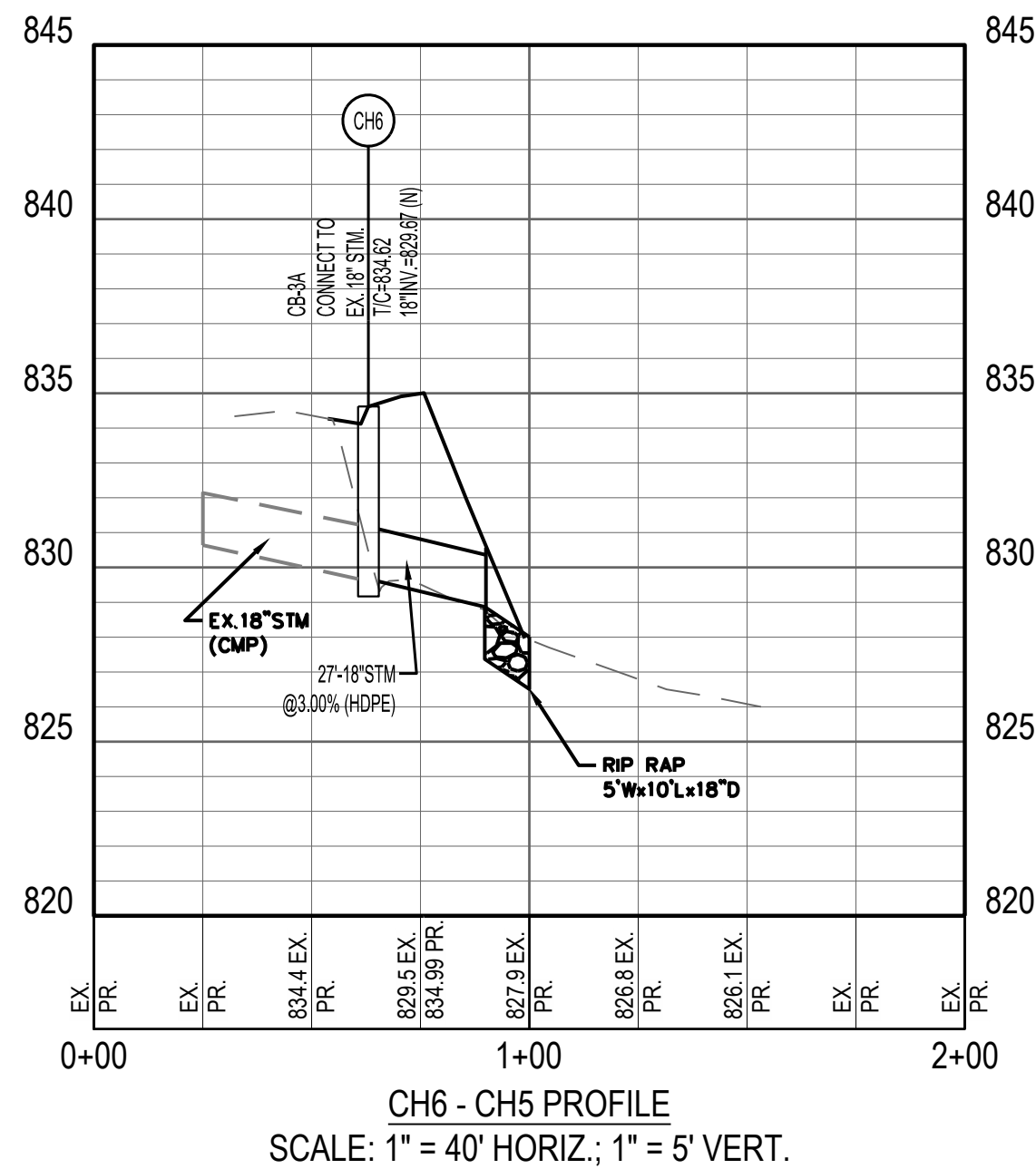
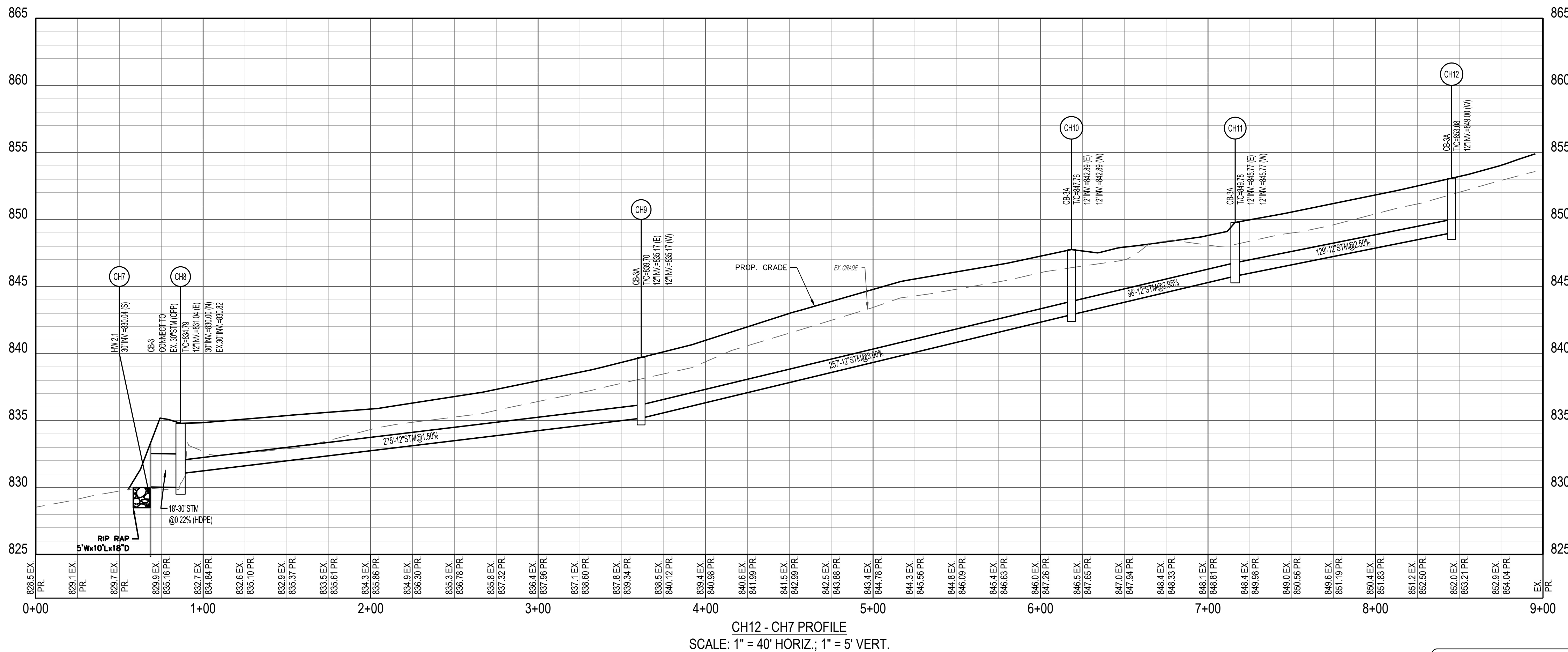
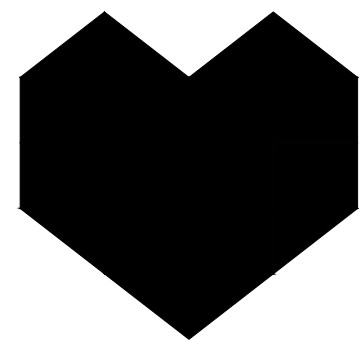
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CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

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CANAL HEIGHTS

SECTION TWO

CITY OF HUBER HEIGHTS, OHIO

Project Number: 763862

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Drawn By: S I S

Drawn By:	333
Checked By:	155

Checked By: JEL
Date: JUNE 18, 2024

Date: JUNE 18, 2024

Issue: CONSTRUCTION

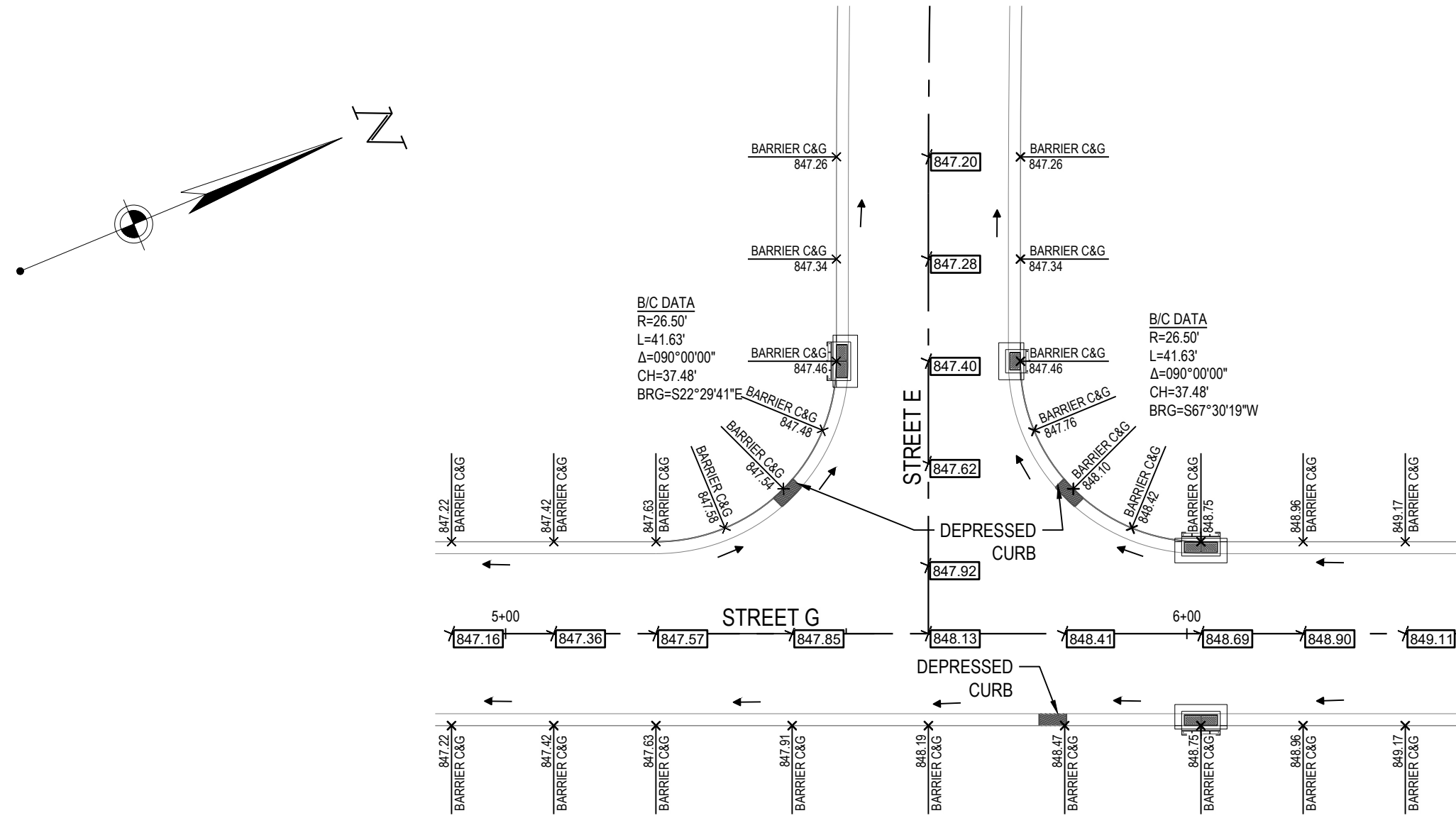
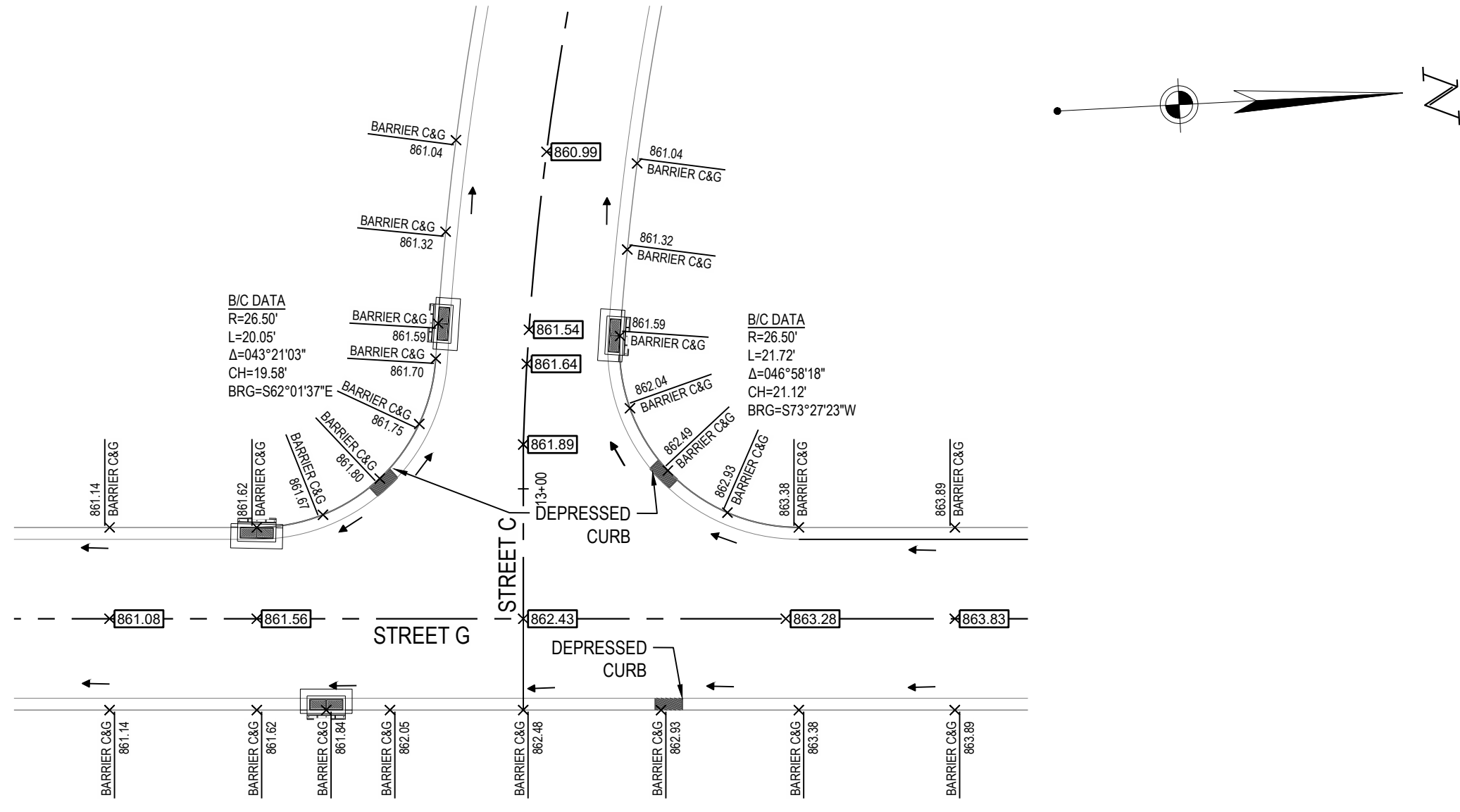
Issue: CONSTRUCTION

Drawing Title:

INTERSECTION DETAIL

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CANAL HEIGHTS
SECTION TWO

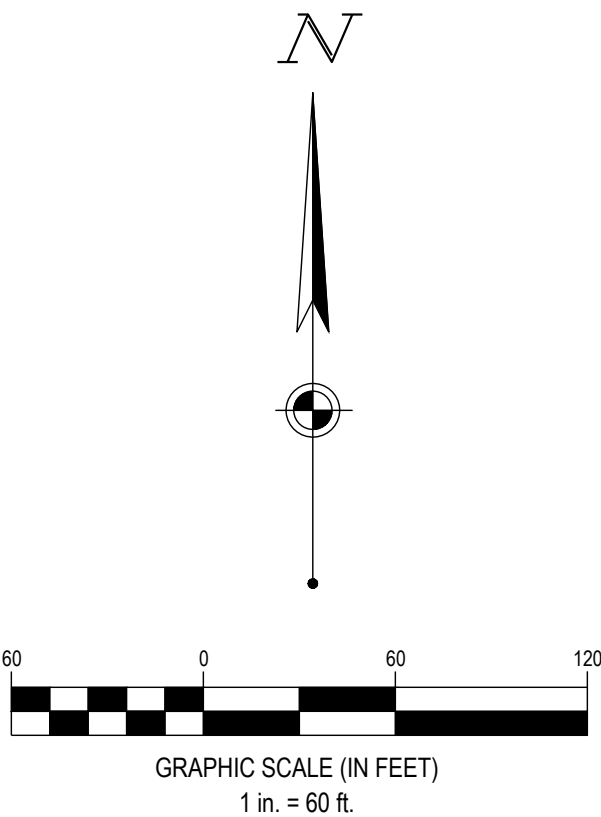
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date

Drawing Title:
INTERSECTION DETAIL

NPDES PERMIT
GENERAL
CONTRACTOR SHALL
REFERENCE OEPA GENERAL
PERMIT OH C000006 PRIOR TO
START OF CONSTRUCTION.

- NOTES:
1. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
 2. THE EXPOSED SUB-GRADE AREAS SHOULD BE PROOF ROLLED AND ANY SOFT YIELDING AREA SHOULD BE UNDERCUT.
 3. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.

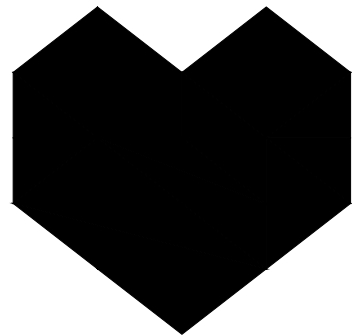


LEGEND

- PHASE LINE
- LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SF TEMPORARY SILT FENCE
- EROSION EELS
- CONSTRUCTION ENTRANCE
- HAZARDOUS WASTE STORAGE AREA
- VEHICLE REFUELING AREA
- CONCRETE WASHOUT AREA
- Br, FhA SOIL TYPES
- EX. STORM STRUCTURE AND SEWER TO BE REMOVED



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SECTION TWO

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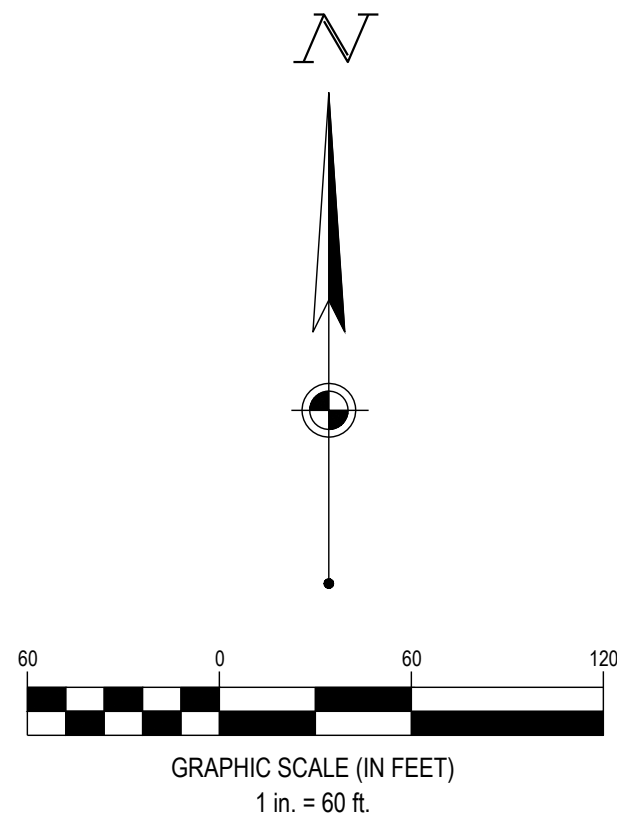
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Drawing Title:
**GRADING & EROSION
CONTROL PLAN - PH I**

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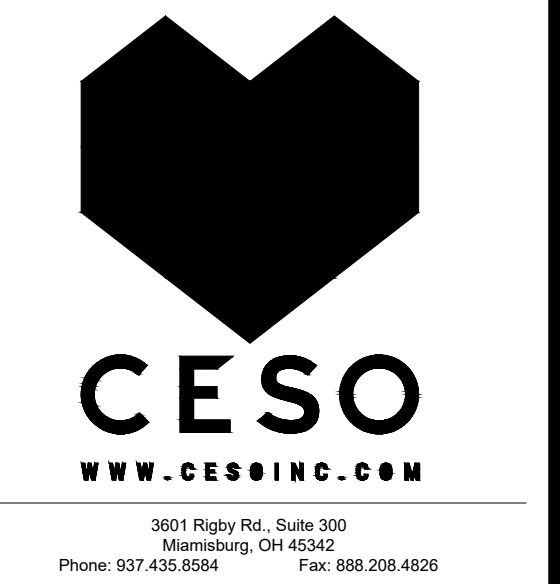


LEGEND

- PHASE LINE
- LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- TEMPORARY SILT FENCE
- EROSION EELS
- CONSTRUCTION ENTRANCE
- HAZARDOUS WASTE STORAGE AREA
- VEHICLE REFUELING AREA
- CONCRETE WASHOUT AREA
- SOIL TYPES
- EX. STORM STRUCTURE AND SEWER TO BE REMOVED



SEE SHEET 17



FORESTAR

CANAL HEIGHTS
SECTION TWO
CITY OF HUBER HEIGHTS, OHIO

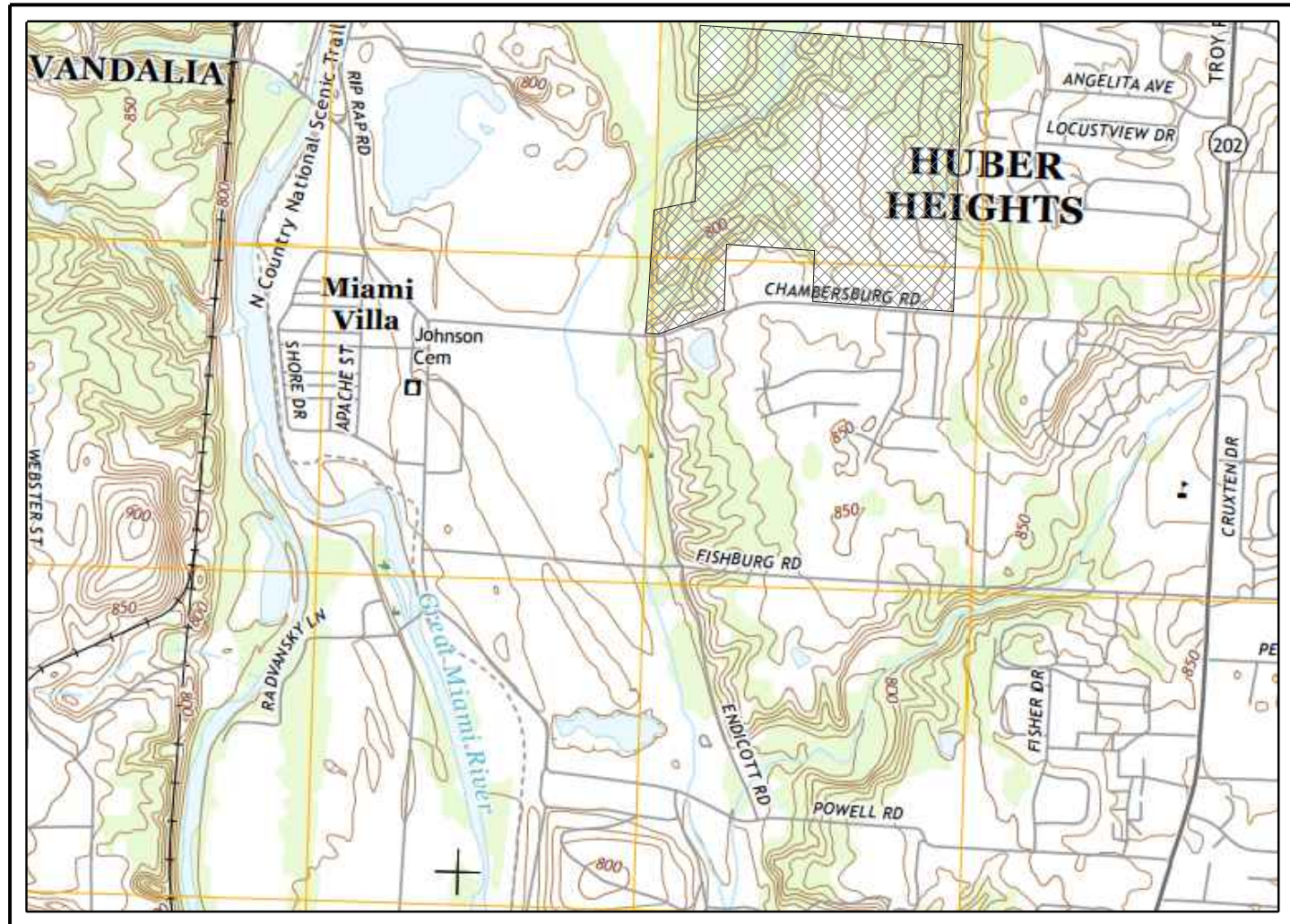
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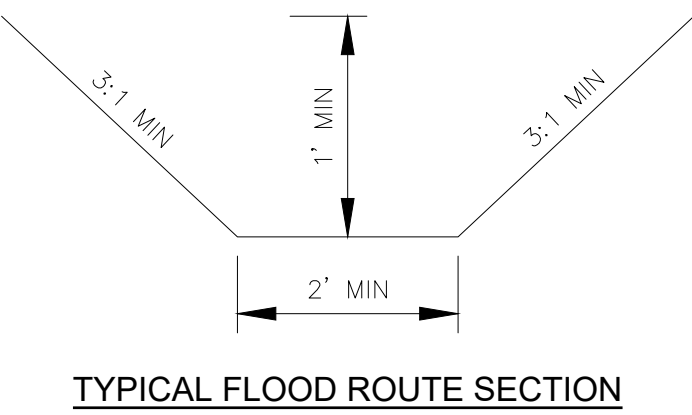


USGS MAP
NTS

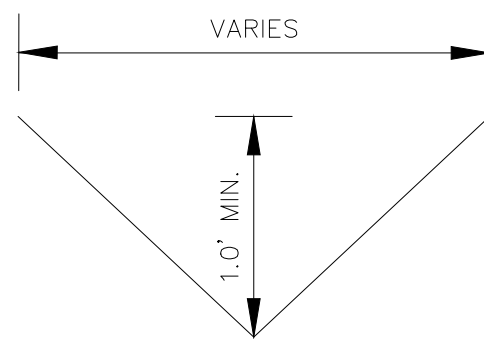
SWPPP LEGEND
PROPOSED

- MAJOR CONTOUR
- MINOR CONTOUR
- SILT FENCE
- GRADING/SEEDING LIMITS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SOD/SEEDING
- HAZARDOUS WASTE STORAGE AREA
- FUEL STORAGE AREA
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- TRASH AREA

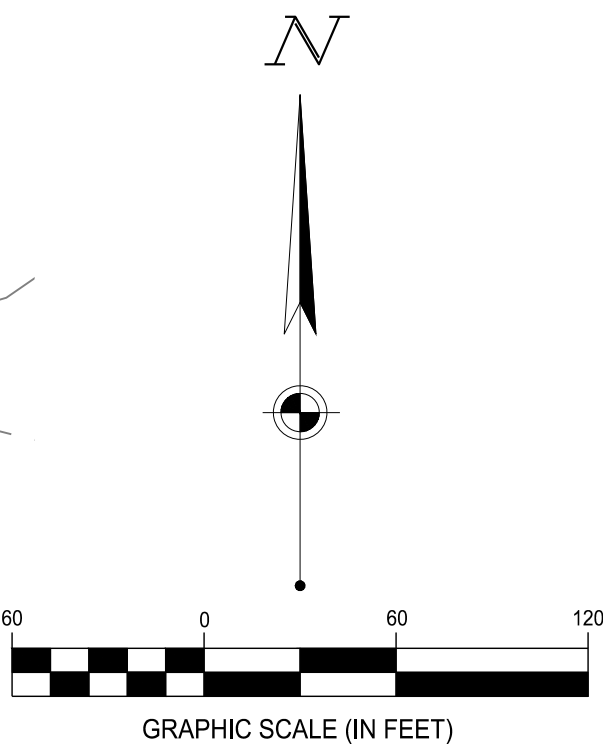
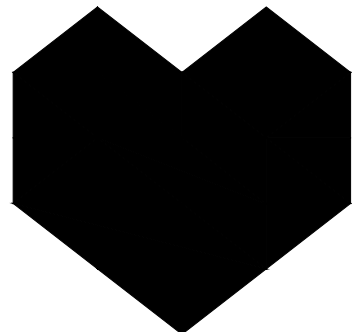
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TYPICAL FLOOD ROUTE SECTION



TYPICAL BUILDER'S SWALE



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SECTION TWO
CITY OF HUBER HEIGHTS, OHIO

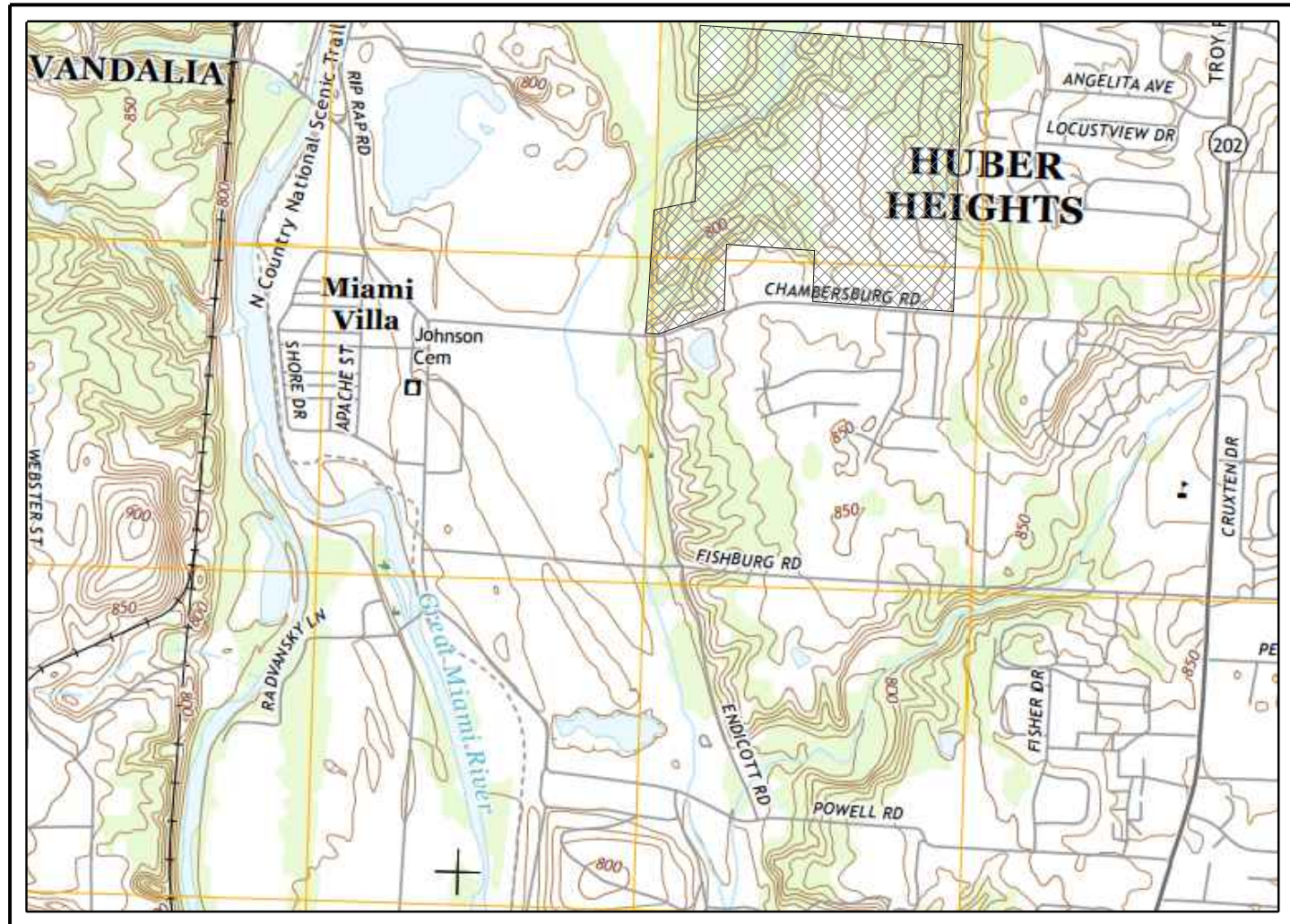
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**GRADING & EROSION
CONTROL PLAN - PH II**

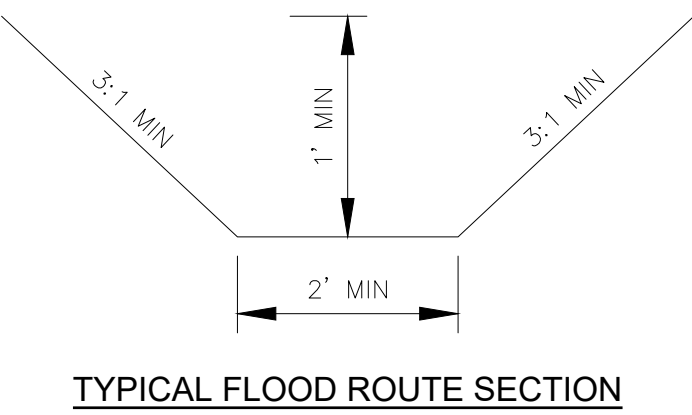
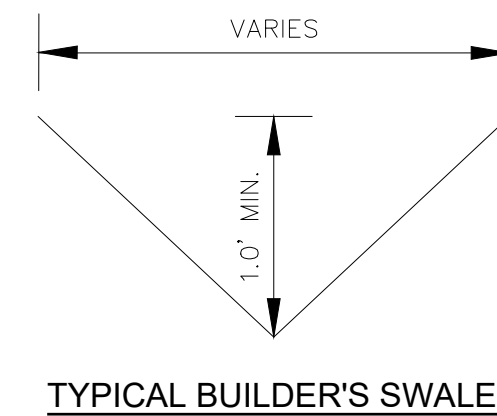
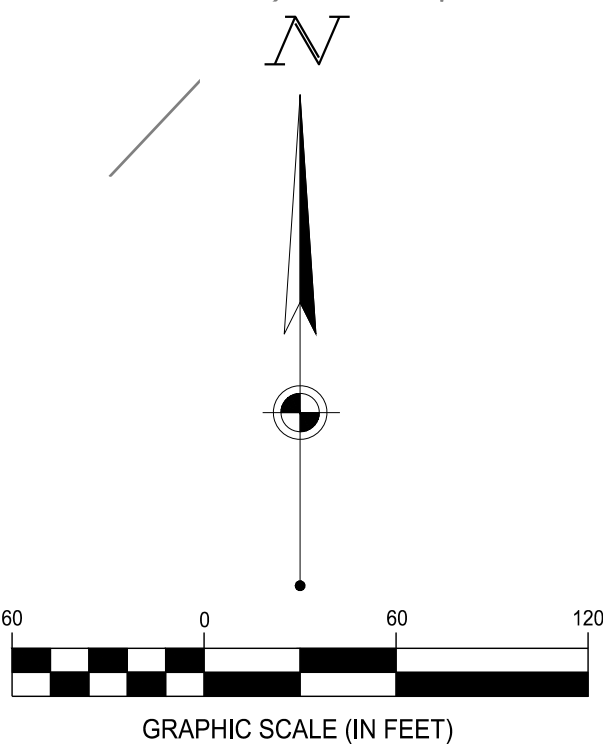
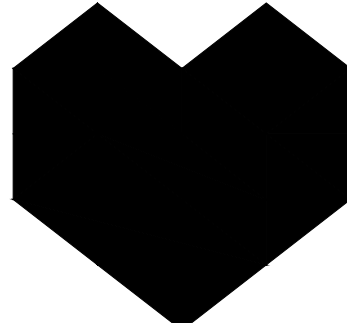


USGS MAP
NTS

SWPPP LEGEND
PROPOSED

- MAJOR CONTOUR
- MINOR CONTOUR
- SILT FENCE
- GRADING/SEEDING LIMITS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SOD/SEEDING
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FORESTAR

CANAL HEIGHTS
SECTION TWO
CITY OF HUBER HEIGHTS, OHIO

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**GRADING & EROSION
CONTROL PLAN - PH II**



SITE DATA

OWNER:	MERIDIAN LAND GROUP LTD 7870 E KEMPER RD STE 150 CINCINNATI, OH 45249	WILD CREEK PROPERTIES, LTD 8098 E KENABY LANE CINCINNATI, OH 45249
DEVELOPER:	FORESTAR 9292 N. MERIDIAN STREET, SUITE 211 INDIANAPOLIS, IN 46260	
PLAN DESIGNER:	CESO, INC. 3601 RIGBY ROAD, STE 300 MIAMISBURG, OHIO 45342	

DEVELOPMENT NAME AND DESCRIPTION:
CANAL HEIGHTS SECTION TWO IS A LOW DENSITY RESIDENTIAL SUBDIVISION THAT WILL CONSIST OF 71 SINGLE FAMILY HOMES.

SITE ACREAGE:
THE SECTION 2 SITE IS APPROXIMATELY 30.26 ACRES.
OVERALL 14.27 TOTAL ACRES WILL BE DISTURBED BY CONSTRUCTION.

RUNOFF COEFFICIENT:
PRE-CONSTRUCTION RUNOFF COEFFICIENT, C=0.40
POST-CONSTRUCTION RUNOFF COEFFICIENT, C=0.50

IMPERVIOUS AREA:
PRE-CONSTRUCTION - 0 ACRE, 0%
POST-CONSTRUCTION - 5.55 ACRE, 18.0%

PRIOR LAND USE
THE SITE WAS PREVIOUSLY OCCUPIED BY A COMBINATION OF DENSE WOODS AND MEADOWS.

SOIL TYPES:	BROOKSTON SILTY CLAY - 17.2% CELINA SILT LOAM - 8.1% CORWIN SILT LOAM - 15.6% CROSBY SILT LOAM - 4.2% FOX LOAM - 0.5% HENNEPIN & MIAMIAN SILT LOAM - 3.3%	MIAMIAN SILT LOAM - 37.4% LANIER SANDY LOAM - 1.5% MILLSDALE SILTY CLAY LOAM - 5.1% MONTGOMERY SILTY CLAY LOAM - 2.9% RITCHEY SILT LOAM - 4.2%
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ADJACENT AREAS:
THE SITE IS BOUND BY DEVELOPED SECTIONS OF HERBERT C. HUBER PLAT NO. 52, SECTION 8 AND SECTION 8B TO THE NORTH, AND HERBERT C. HUBER PLAT NO. 54 TO THE EAST. THE SITE IS NORTH OF CHAMBERSBURG ROAD AND WEST OF OLD TROY PIKE.

STORM WATER MANAGEMENT:
THE SITE DRAINS TO AN EXISTING UNNAMED TRIBUTARY THAT OUTLETS INTO THE GREAT MIAMI RIVER WEST OF THE SITE.

SEQUENCE OF CONSTRUCTION

1. INSTALL CONSTRUCTION ENTRANCE, HAZARDOUS WASTE STORAGE AREA, VEHICLE REFUELING AREA, AND CONCRETE WASH PIT.
2. CLEAR & GRUB SITE
3. ROUGH GRADE SITE
4. CONSTRUCT SANITARY, DISTURBING TRENCH AREA ONLY
5. INSTALL STORM & WATER LINE, PLACING INLET PROTECTION AS INLETS ARE CONSTRUCTED
6. GRADE STREETS FIXING INLET PROTECTION AS NEEDED
7. PAVE STREETS
8. FINAL GRADE LOTS
9. SEED & MULCH ALL DISTURBED AREAS
10. REMOVE ALL EROSION CONTROL PRACTICES

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT:

AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

GENERAL LAND CONSERVATION NOTES

NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 30 DAYS IF IT IS TO REMAIN DORMANT FOR MORE THAN 45 DAYS UNLESS AUTHORIZED BY THE STATE GOVERNING JURISDICTIONS INSPECTOR. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.

ALL STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING FOR ALL SITES.

ALL STORM SEWER, SANITARY SEWER, WATER MAIN AND SERVICE TRENCHES SHALL BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER BACK FILL IF INSTALLATION IS THROUGH STABILIZED AREAS. NO MORE THAN 500 FEET OF TRENCH WILL BE OPEN AT ANY ONE TIME.

ELECTRIC POWER, TELEPHONE, CATV AND GAS SUPPLY TRENCHES SHALL BE COMPACTED SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACK FILL, IF INSTALLATION IS THROUGH STABILIZED AREAS.

ALL TEMPORARY DIVERSIONS, SEDIMENT BASIN EMBANKMENTS AND EARTH STOCKPILES SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING. STRAW, HAY MULCH OR EQUIVALENT IS REQUIRED.

ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS (INLET PROTECTION) WHICH WILL BE MAINTAINED AND MODIFIED AS REQUIRED AS CONSTRUCTION PROGRESSES.

ANY DISTURBED AREA NOT STABILIZED WITH SEEDING, SODDING, PAVING OR BUILT UPON BY NOVEMBER 1ST, OR AREAS DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE AND OVER-SEEDED BY APRIL 15TH.

AT THE COMPLETION OF CONSTRUCTION, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.

HOA SHALL MAINTAIN AND KEEP RECORD OF ANY MAINTENANCE/INSPECTIONS OF COMMON AREAS.

SWPPP NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS, ACCORDING TO THE LATEST OHIO EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. SEE OHIO EPA PERMIT NO. OHC000005 FOR SWPPP RULES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT. EVERY EFFORT SHALL BE MADE TO PRESERVE THE NATURAL RIPARIAN SETBACK ADJACENT TO STREAMS OR OTHER SURFACE WATER BODIES.
4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.
5. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE REMAINING DORMANT FOR OVER FOURTEEN (14) DAYS.
WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS.
PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN (7) DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR INDIVIDUALS.
6. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:
SEEDING: ANNUAL RYEGRASS AT 2.02 #/1,000 S.F.
MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.
FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER STATE DOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
8. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS.
9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
10. OHIO EPA SWPPP REGULATIONS REQUIRES THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE AT LEAST 104 CUBIC YARDS (67 CY FOR DEWATERING AND 37 CY FOR SEDIMENT STORAGE) OF STORAGE PER ACRE OF TOTAL CONTRIBUTING AREA. MAXIMUM DEPTH OF SEDIMENT SETTLING POND SHALL BE EQUAL OR LESS THAN 5-FEET WITH A LENGTH TO WIDTH RATIO GREATER THAN OR EQUAL TO 2:1)
11. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40% (APPROXIMATELY ONE-HALF OF POND DEPTH).
12. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF.
13. ALL TOXIC WASTES, HAZARDOUS WASTES AND NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS OR BY BURYING, BURNING OR MIXING THE WASTES.
14. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
16. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
17. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
18. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).
19. AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
20. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
21. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
22. ALL DESIGNATED CONCRETE CHUTE OR WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
23. THERE IS A POTENTIAL FOR HIGH GROUND WATER AT THIS SITE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.
24. DISCHARGE OF WATER WITH POTENTIAL SEDIMENT FROM THE SITE SHALL BE THROUGH A FILTER BAG, SUMP PIT OR OTHER SEDIMENT REMOVAL DEVICE.
25. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).
26. IF THE SITE CONTAINS CONTAMINATED SOIL, THE FOLLOWING SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:
1. BERMS, TRENCHES AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES.
2. PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SYSTEM OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY.
3. COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

SWPPP NOTES (CONT.)

27. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, WILL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. AS SOON AS POSSIBLE, THE SPILL WILL BE REPORTED TO THE APPROPRIATE AGENCIES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES WILL BE PROPERLY REPORTED. THE GENERAL CONTRACTOR WILL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICH EVER IS LESS.
28. THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800.282.9378, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
29. OPEN BURNING IS NOT PERMITTED ON THE SITE.
30. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. DUST SUPPRESSANTS SHALL NOT BE APPLIED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAYS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
31. APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE THAT ALL PROPER AIR POLLUTION PERMITS ARE OBTAINED.
32. PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL AND CONCRETE WASH-OUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
33. SANITARY AND WATER PTI FORMS SHALL BE FILED WITH THE OHIO EPA AS REQUIRED.
34. PROTECTED STORAGE AREAS SHALL BE USED FOR INDUSTRIAL AND CONSTRUCTION MATERIALS IN ORDER TO MINIMIZE THE EXPOSURE OF SUCH MATERIALS TO STORMWATER.
35. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
36. INSPECTIONS OF BMPS SHALL BE PERFORMED BY QUALIFIED PERSONS PROVIDED BY THE PERMITTEE AND THE INSPECTION LOGS ARE TO BECOME A PART OF THIS PLAN. INSPECTIONS RECORDS SHALL BE SIGNED BY THE INSPECTOR AND WILL BE KEPT FOR 3 YEARS AFTER THE NOTICE OF TERMINATION IS SUBMITTED.
37. INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE IN EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD, FROM THE BEGINNING OF CONSTRUCTION THROUGH THE FINAL INSPECTION PRIOR TO THE NOTICE OF TERMINATION.
38. NON-SEDIMENT POND BMPS TO BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT POND BMPS WITHIN 10 DAYS OF INSPECTION. BMPS NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITHIN 10 DAYS OF INSPECTION. MISSING BMPS SHALL BE INSTALLED WITHIN 10 DAYS OF INSPECTION.
39. IF THE SITE IS STABILIZED AND WILL BE DORMANT FOR A LONG PERIOD OF TIME, LESS FREQUENT INSPECTIONS MAY BE REQUESTED OF THE OEPA VIA A WAIVER REQUEST.
40. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION.
41. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
42. SILT FENCES, INLET PROTECTION, SILT DIKES AND PERVIOUS LOGS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE, INLET PROTECTION, SILT DIKE AND PERVIOUS LOG.
43. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
44. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
45. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
46. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
47. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION PONDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
48. ALL RIP RAP MUST BE PLACED OVER GEOTEXTILE FILTER.
49. STONE CONSTRUCTION ENTRANCE TO BE MAINTAINED BY CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
50. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
51. ROCK CHECK DAMS SHOULD BE ROUTINELY CLEANED ONCE SEDIMENT BEGINS TO APPEAR ON THE UPSTREAM SIDE OF THE ROCK.
52. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
53. CONTRACTOR TO DELINEATE STOCK PILE LOCATION ON PLANS TO BE KEPT ON SITE DURING CONSTRUCTION.
54. CONSTRUCT STOCKPILES IN ACCESSIBLE LOCATIONS THAT DO NOT INTERFERE WITH NATURAL DRAINAGE. INSTALL APPROPRIATE SEDIMENT CONTROLS TO TRAP SEDIMENT SUCH AS SILT FENCE IMMEDIATELY ADJACENT TO THE STOCKPILE OR SEDIMENT TRAPS OR BASINS DOWNSTREAM OF STOCKPILE. STOCKPILE SIDE SLOPES SHALL NOT EXCEED A RATIO OF 2:1.
55. IF STOCKPILE IS STORED FOR MORE THAN 14 DAYS, IT SHOULD BE TEMPORARY SEEDED, OR COVERED WITH A TARP.
56. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
57. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY, IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION. THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
58. THE POST CONSTRUCTION WATER QUALITY REQUIREMENTS OF OHIO EPA PERMIT OHC000005 SHALL BE MET BY THE EXISTING WATER QUALITY BASIN.
59. ALL WATER FROM DEWATERING ACTIVITES SHALL BE PROCESSED THROUGH A BMP PRIOR TO LEAVING THE SITE.

STRUCTURAL BMP LONG-TERM MAINTENANCE (GENERAL NOTES)

1. THE OWNER AGREES TO MAINTAIN IN PERPETUITY THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH APPROVED MAINTENANCE PLANS LISTED IN #2 BELOW AND IN A MANNER THAT WILL PERMIT THE STORM WATER MANAGEMENT PRACTICES TO PERFORM THE PURPOSES FOR WHICH THEY WERE DESIGNED AND CONSTRUCTED. THIS INCLUDES ALL PIPES, STRUCTURES, IMPROVEMENTS, AND VEGETATION PROVIDED TO CONTROL THE QUANTITY OF THE STORM WATER.
2. NO ALTERATIONS TO THE WATER QUALITY/DETENTION BASINS WITHOUT APPROVAL FROM THE JURISDICTIONAL REVIEWING AUTHORITY.
3. THE OWNER SHALL PROVIDE A MAINTENANCE PLAN FOR EACH STORM WATER MANAGEMENT PRACTICE. THE MAINTENANCE PLANS SHALL INCLUDE A SCHEDULE FOR MONTHLY AND ANNUAL MAINTENANCE. THE OWNER SHALL MAINTAIN, UPDATE AND STORE THE MAINTENANCE RECORDS FOR THE STORM WATER MANAGEMENT PRACTICES. THE SPECIFIC MAINTENANCE PLANS FOR EACH STORM WATER MANAGEMENT PRACTICE ARE AS FOLLOWS.

MAINTENANCE TO BE COMPLETED EVERY 3 MONTHS

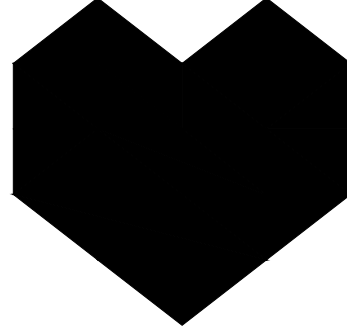
- REMOVE TRASH AND/OR ACCUMULATED SEDIMENT FROM POND AREA.
- REMOVE OBSTRUCTIONS IN ORIFICES AND/OR OUTLETS WITHIN POND.
- REMOVE DEBRIS AND SEDIMENT FROM INLET PIPES, OUTLET PIPES AND STRUCTURES.

MAINTENANCE TO BE COMPLETED YEARLY

- REPAIR EROSION TO OUTFALL OR SPILLWAY OF THE POND
- REPAIR AND/OR REPLACE DAMAGED STRUCTURES, SUCH AS CATCH BASINS, RISERS, PIPES AND HEADWALLS.
- MOW EMBANKMENTS AND REMOVE WOODY VEGETATION ON EMBANKMENTS

YEARLY REPORT REQUIREMENTS
SKETCH SHOWING GENERAL AREA OF BMPS, SUMMARY OF ALL MAINTENANCE ACTIVITIES SINCE LAST ANNUAL INSPECTION, PHOTOS AND DESCRIPTION OF ALL BMP DESIGN FEATURES, INDICATION OF ANY DEVIATION FROM APPROVED PLAN FOR BMP, IDENTIFICATION OF IMPROVEMENTS NECESSARY TO RESTORE ORIGINAL DESIGN FUNCTION, MAINTENANCE ACTIVITIES REQUIRED IN THE NEXT 6 MONTHS, IDENTIFICATION AND CONTACT INFORMATION OF ENTITY RESPONSIBLE FOR BMP, AND IDENTIFICATION AND CONTACT INFORMATION FOR ENGINEER PREPARING THE REPORT INCLUDING SIGNATURE AND SEAL.

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FORESTAR

CANAL HEIGHTS

SECTION TWO

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date

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Project Number:	763863
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JEE
Date:	JUNE 18, 2024
Issue:	CONSTRUCTION

Drawing Title:

SWPPP NOTES

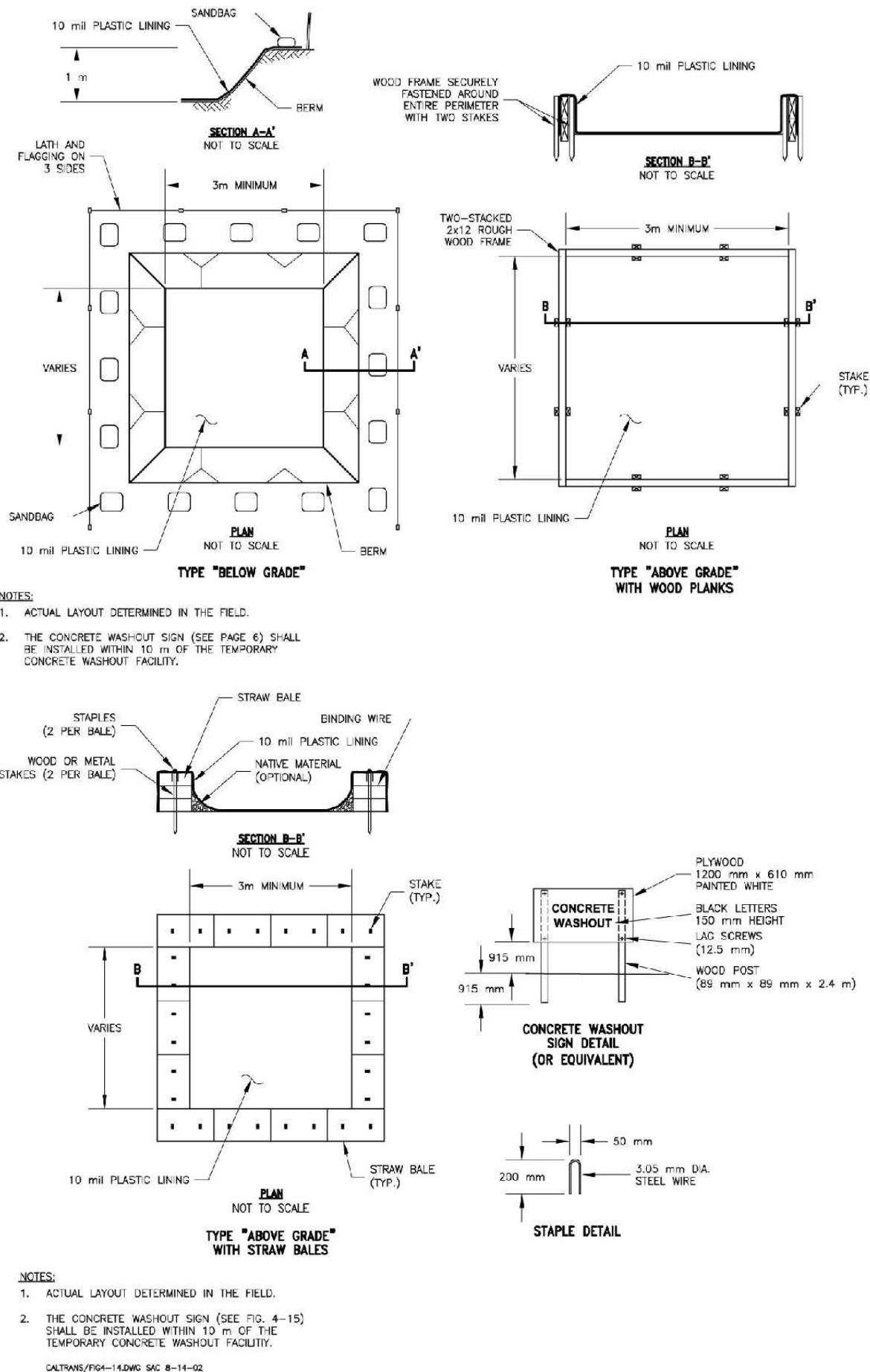


OHIO
Utilities Protection
SERVICE

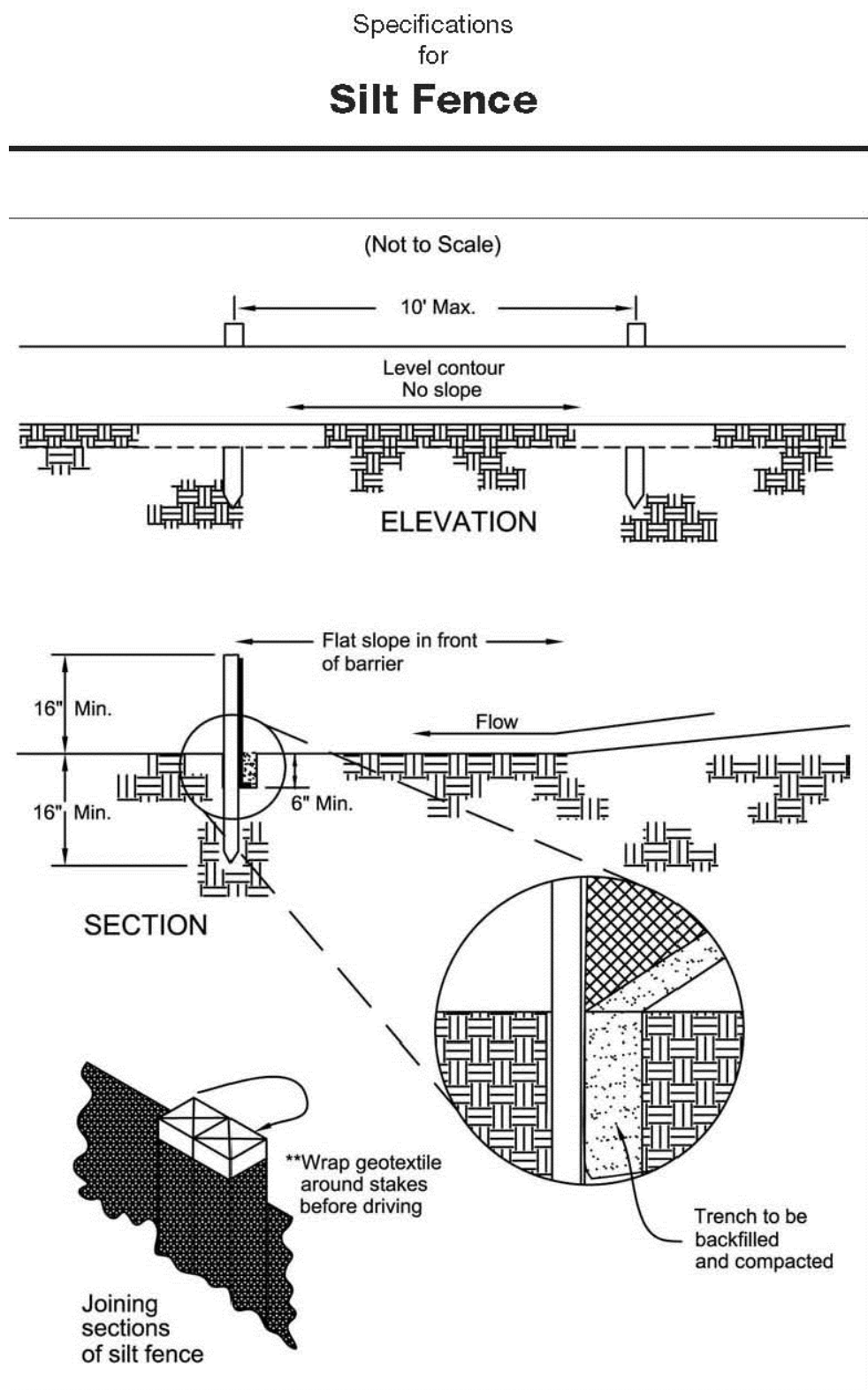
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21



CONCRETE WASHOUT DETAILS



Specifications for Silt Fence

1. Silt fence shall be constructed before upslope land disturbance begins.
 2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.
 3. Ends of the silt fences shall be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
 4. Silt fence shall be placed on the flattest area available.
 5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
 6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
 7. The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
 8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
 9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap prior to driving into the ground, (see details).
 10. Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.
- Sediment deposits shall be routinely removed when the deposit reaches approximately one-half of the height of the silt fence.
- Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

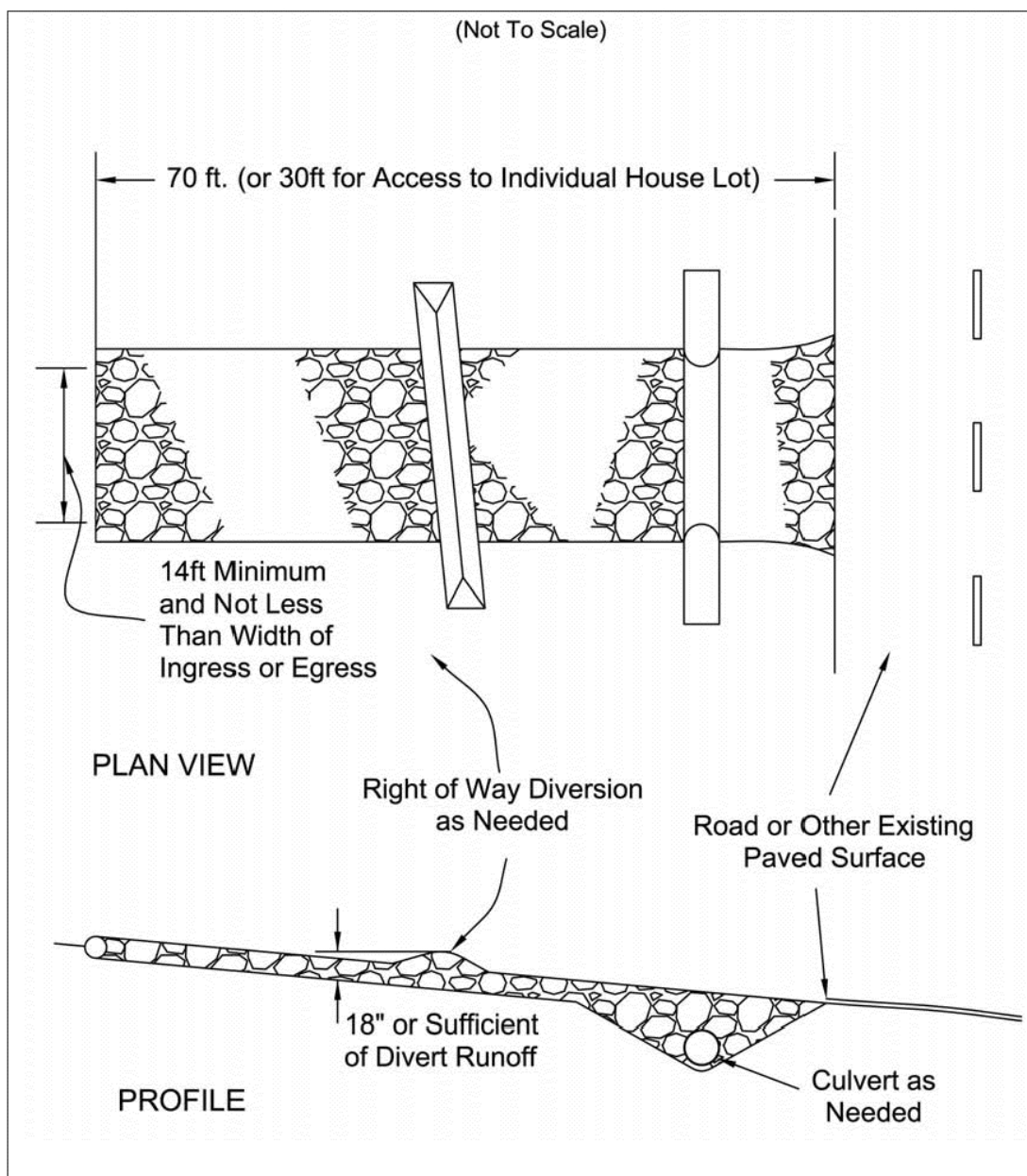
Criteria for silt fence materials

1. Fence post – The length shall be a minimum of 32 inches. Wood posts will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric – See chart below.

Table 6.3.2 Minimum criteria for Silt Fence Fabric (ODOT, 2002)

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	< 0.84 mm	ASTM D 4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

Specifications for Construction Entrance

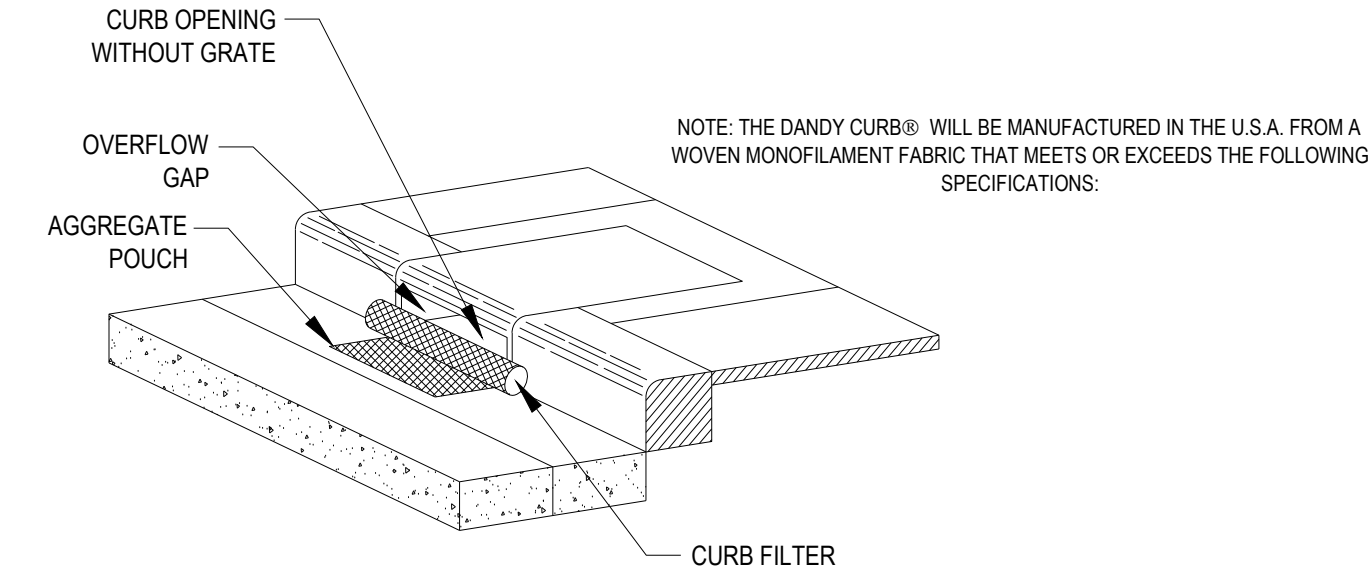


Specifications for Construction Entrance

1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness -The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:
6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert -A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance -Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS < 0.6 mm.
Permittivity	1x10-3 cm/sec.



DANDY CURB® SPECIFICATIONS

DANDY CURB™ (SAFETY ORANGE)

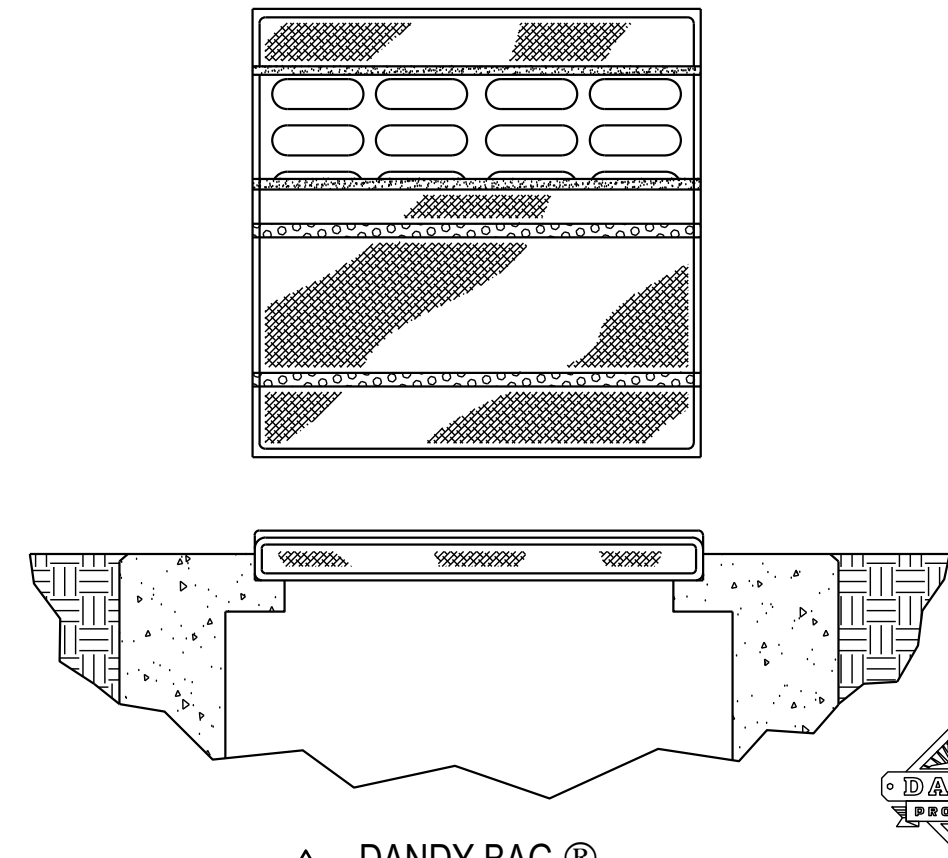
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	kPa (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	l/min/m ² (gal/min/ft ²)	5907 (145)
PERMITTIVITY	ASTM D 4491	Sec ⁻¹	2.1

*NOTE: ALL DANDY CURBS™ CAN BE ORDERED WITH OUR OPTIONAL OIL ABSORBENTS

DANDY CURB DETAIL

N.T.S.

SEE SHEET 7 & 8 FOR SPECIFIC LOCATION OF EACH DANDY CURB.



NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 x 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.40 (90)
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PERMITTIVITY	ASTM D 4491	Sec	2.1

*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

DANDY BAG DETAIL

N.T.S.

SEE SHEET 7 & 8 FOR SPECIFIC LOCATION OF EACH DANDY BAG.



FORESTAR

CANAL HEIGHTS

SECTION TWO

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID Description Date

© 2023 CESO, INC.

Project Number: 763863

Scale: AS SHOWN

Drawn By: SJS

Checked By: JEE

Date: JUNE 18, 2024

Issue: CONSTRUCTION

Drawing Title:

SWPPP DETAILS

Specifications
for
Mulching

1. Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or on areas and portions of the site which can be brought to final grade.

2. Mulch shall consist of one of the following:
 - Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq.ft. sections and place two 45-lb. bales of straw in each section.
 - Hydroseeder - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
 - Other - Acceptable mulches include mulch mattings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.
3. Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch.
 - Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
 - Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
 - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Tack or equal may be used at rates recommended by the manufacturer. All applications of Synthetic Binders must be conducted in such a manner where there is no contact with waters of the state.
 - Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

Specifications
for
Small Construction Site Controls

1. Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.

2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.

3. Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.

4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and
- inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.

5. Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.

6. Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications
for
Temporary Seeding

Table 7.8.1 Temporary Seeding Species Selection					
Seeding Dates	Species	Lb./1000 ft ²	Lb/Acre		
March 1 to August 15	Oats	3	128 (4 Bushel)		
	Tall Fescue	1	40		
	Annual Ryegrass	1	40		
	Perennial Ryegrass	1	40		
	Tall Fescue	1	40		
	Annual Ryegrass	1	40		
	Annual Ryegrass	1.25	55		
	Perennial Ryegrass	3.25	142		
	Creeping Red Fescue	0.4	17		
	Kentucky Bluegrass	0.4	17		
August 16th to November	Oats	3	128 (3 bushel)		
	Tall Fescue	1	40		
	Annual Ryegrass	1	40		
	Rye	3	112 (2 bushel)		
	Tall Fescue	1	40		
	Annual Ryegrass	1	40		
	Wheat	3	120 (2 bushel)		
	Tall Fescue	1	40		
	Annual Ryegrass	1	40		
	Perennial Rye	1	40		
November 1 to Feb. 29	Tall Fescue	1	40		
	Annual Ryegrass	1	40		
	Annual Ryegrass	1.25	40		
	Perennial Ryegrass	3.25	40		
	Creeping Red Fescue	0.4	40		
	Kentucky Bluegrass	0.4	40		
	Use mulch only or dormant seeding				

Note: Other approved species may be substituted.

1. Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.

2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These idle areas shall be seeded within 7 days after grading.

3. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible.
4. Soil Amendments—Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.

5. Seeding Method—Seed shall be applied uniformly with a cyclone spreader, drill, cutpacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cutpacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

Specifications
for
Temporary Seeding

Mulching Temporary Seeding

1. Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.

2. Materials:
 - Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./1,000 sq. ft. (2-3 bales)
 - Hydroseeder—If wood cellulose fiber is used, it shall be used at 2000 lbs./ac. or 46 lb./1,000-sq.-ft.
 - Other—Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 tons/ ac.
3. Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
 - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
 - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
 - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Tack or equivalent may be used at rates recommended by the manufacturer.
 - Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal.

Specifications
for
Permanent Seeding

Site Preparation

1. Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.

2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.

3. Topsoil shall be applied where needed to establish vegetation.
- From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.

• From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.

• Apply seed uniformly with a cyclone seeder, drill, cutpacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.

• Where feasible, except when a cutpacker type seeder is used, the seedbed should be firmed following seeding operations with a cutpacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

Seedbed Preparation

1. Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.

2. Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analysis.

3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

Seeding Dates and Soil Conditions

- Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.
- Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched. 100% of the ground surface shall be covered with an approved material.

2. Materials
 - Straw—If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales) per 1,000-sq. ft. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.
 - Hydroseeder—If wood cellulose fiber is used, it shall be applied at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
 - Other—Other acceptable mulches include rolled erosion control mattings or blankets applied according to manufacturer's recommendations or wood chips applied at 6 tons per acre.

Dormant Seedings

1. Seedings should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.

2. The following methods may be used for "Dormant Seeding":
 - Straw and Mulch Anchoring Methods
- Straw and Mulch Anchoring Methods**
- Straw mulch shall be anchored immediately to minimize loss by wind or water.
- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.

• Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.

• Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.

• Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Tack or equivalent may be used at rates specified by the manufacturer.

• Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.
- Irrigation**
- Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.
- Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive runoff.
- Table 7.10.2 Permanent Seeding
- | Seed Mix | Seeding Rate | | Notes: |
|---------------------------|--------------|---------------------|--|
| | Lbs./acre | Lbs./1,000 Sq. Feet | |
| General Use | | | |
| Creeping Red Fescue | 20-40 | 1/2-1 | For close mowing & for waterways with <2.0 ft/sec velocity |
| Domestic Ryegrass | 10-20 | 1/4-1/2 | |
| Kentucky Bluegrass | 20-40 | 1/2-1 | |
| Tall Fescue | 40-50 | 1-1 1/4 | |
| Turf-type (dwarf) Fescue | 90 | 2 1/4 | |
| Steep Banks or Cut Slopes | | | |
| Tall Fescue | 40-50 | 1-1 1/4 | |
| Crown Vetch | 10-20 | 1/4-1/2 | Do not seed later than August |
| Tall Fescue | 20-30 | 1/2-3/4 | |
| Flat Pea | 20-25 | 1/2-3/4 | |
| Tall Fescue | 20-30 | 1/2-3/4 | |
| Road Ditches and Swales | | | |
| Tall Fescue | 40-50 | 1-1 1/4 | |
| Turf-type (Dwarf) Fescue | 90 | 2 1/4 | |
| Kentucky Bluegrass | 5 | 0.1 | |
| Lawns | | | |
| Kentucky Bluegrass | 100-120 | 2 | For shaded areas |
| Perennial Ryegrass | | 2 | |
| Kentucky Bluegrass | 100-120 | 2 | |
| Creeping Red Fescue | | 1-1/2 | |
- Note: Other approved seed species may be substituted.
- Specifications
for
- Additional Construction Site Pollution Controls**
1. Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:
 - Prevent spills
 - Use products up
 - Follow label directions for disposal
 - Remove lids from empty bottles and cans when disposing in trash
 - Recycle wastes whenever possible
- Don't pour into waterways, storm drains or onto the ground

• Don't pour down the sink, floor drain or septic tanks

• Don't bury chemicals or containers

• Don't burn chemicals or containers

• Don't mix chemicals together
2. Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site. Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.
3. No construction related waste materials are to be buried on-site. By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.
4. Handling Construction Chemicals. Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.
5. Equipment Fueling and Maintenance, oil changing, etc., shall be performed away from watercourses, ditches or storm drains, in an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660 gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.
6. Concrete Wash Water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged. For small projects, truck chutes may be rinsed away from any water conveyances.
7. Spill Reporting Requirements: Spills on pavement shall be absorbed with sawdust or kitty litter and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. Spills shall be reported to Ohio EPA (1-800-282-9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.
8. Contaminated Soils. If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water run off associated with contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.
9. Open Burning. No materials containing rubber, grease, asphalt, or petroleum products, such as tires, auto parts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000; and 3) a one mile zone outside of a corporation of 10, 000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for: heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbecues. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA), and agricultural wastes, excluding buildings.
10. Dust Control or dust suppressants shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.
11. Other Air Permitting Requirements: Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.
12. Process Waste Water/Leachate Management. Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or septage is discharged; it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.
13. A Permit To Install (PTI) is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.
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- FORESTAR

CANAL HEIGHTS

SECTION TWO

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID	Description	Date

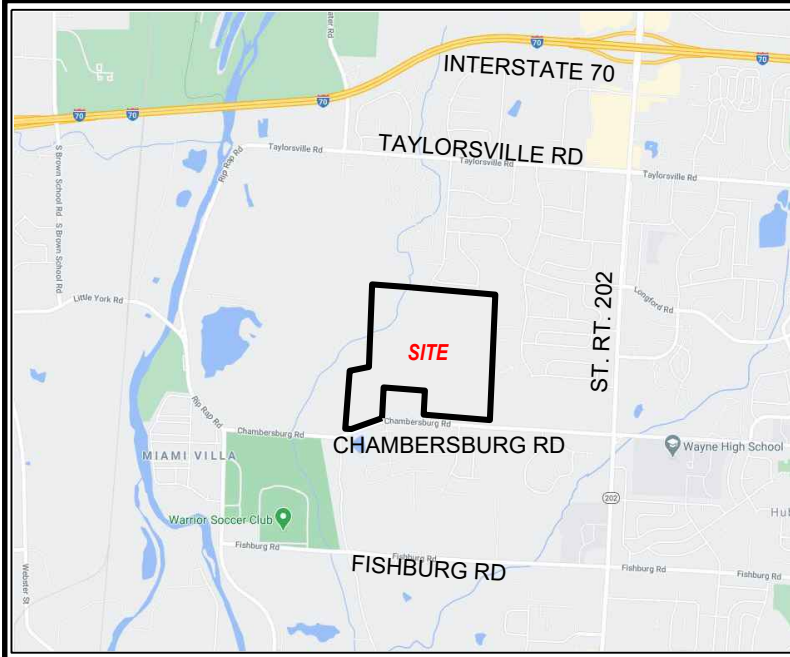
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Project Number:	763863
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JEE
Date:	JUNE 18, 2024
Issue:	CONSTRUCTION

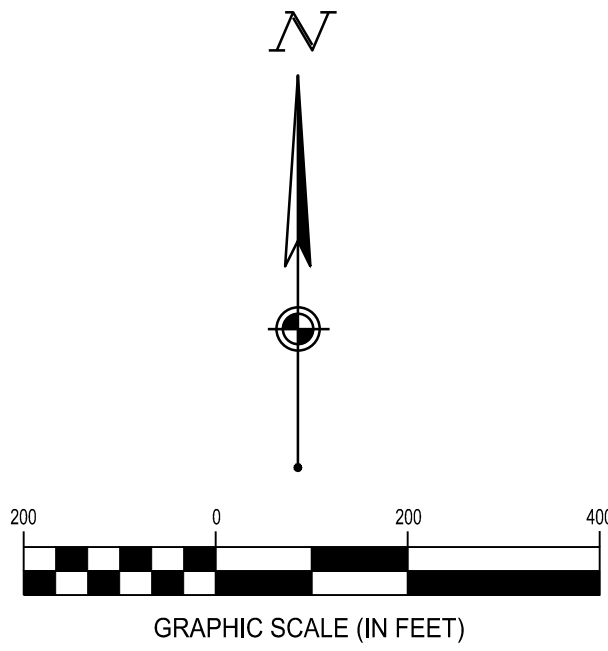
Drawing Title:

SWPPP DETAILS

23



VICINITY MAP
NOT TO SCALE



OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: AT&T, AES OHIO, CENTER POINT ENERGY, SPECTRUM, MONTGOMERY COUNTY SANITARY & WATER.

AS TO ALL:

WITNESS OWNER

WITNESS BY:
NAME:
TITLE:

AS TO ALL:

WITNESS OWNER

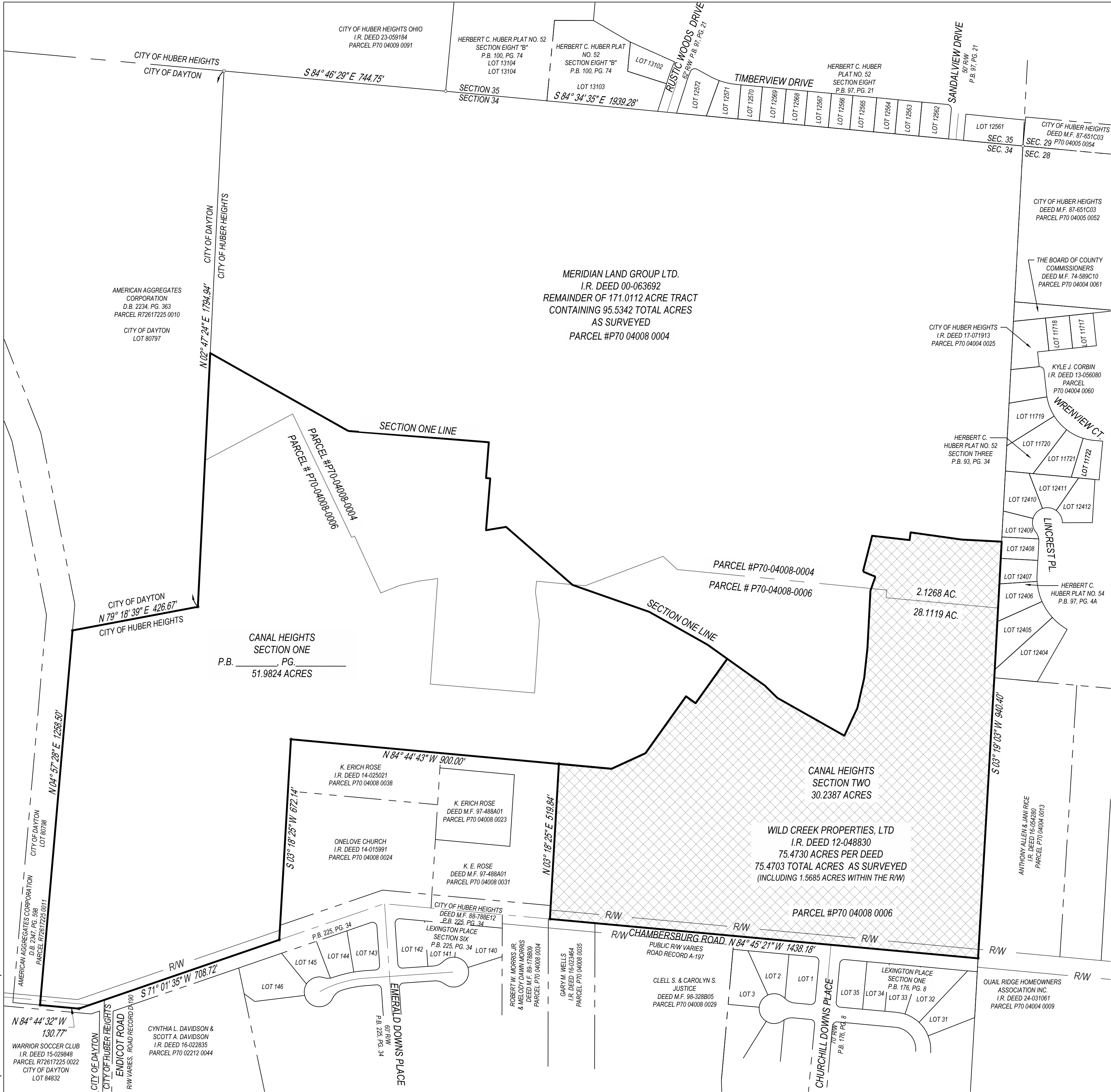
WITNESS BY:
NAME:
TITLE:

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ OF _____, A _____, ON BEHALF OF THE _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



BOND STATEMENT:

A BOND OR OTHER SECURITY HAS BEEN FURNISHED ASSURING INSTALLATION AND INITIAL MAINTENANCE OF THE REQUIRED IMPROVEMENTS.

ZONING NOTE:

AREA SHOWN ON THIS PLAT IS CURRENTLY ZONED PR-PLANNED RESIDENTIAL, PER CITY OF HUBER HEIGHTS ZONING, MONTGOMERY COUNTY, OHIO.

FLOOD NOTE:

BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39113C0157E, WHICH BOTH BEAR AN EFFECTIVE DATE OF 1-6-2005.

NOTE: FLOOD DATA SHOWN HEREON HAS BEEN INTERPOLATED FROM SUPPLIED DATA AND IS NOT EXACT. THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE DATA ON THE ABOVE CITED FIRM, AND THE STATEMENT PERTAINING TO THE FLOOD ZONE DOES NOT REPRESENT SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SUPERIMPOSED AREA

ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON

ENGINEER/SURVEYOR

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
PHONE NO.: 937-435-8584

DEVELOPER:

FORESTAR
9292 N. MERIDIAN ST., SUITE 211
INDIANAPOLIS, IN. 46260

OWNER:

WILD CREEK PROPERTIES, LTD
8098 CARNABY LANE
CINCINNATI, OHIO 45249

OWNER:

MERIDIAN LAND, LTD
7870 E. KEMPER RD. STE. 150
CINCINNATI, OHIO 45249

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

CERTIFICATE OF SURVEYOR:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

PRELIMINARY

SEAN T. BROOKS, P.S.
OHIO P.S. NO. 8828

DATE:

**RECORD PLAN
CANAL HEIGHTS
SECTION TWO**
SECTION 34, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS,
MONTGOMERY COUNTY, OHIO
CONTAINING 30.2387 TOTAL ACRES
JUNE 2024

MONTGOMERY COUNTY WATER SERVICES APPROVAL:

I HEREBY APPROVE THIS PLAT ON THIS ____ DAY OF _____, 2024.

MONTGOMERY COUNTY SANITARY ENGINEER

CITY OF HUBER HEIGHTS PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY OF HUBER HEIGHTS PLANNING COMMISSION ON THIS ____ DAY OF _____, 2024.

**CITY MANAGER MAYOR
PERTINENT INFORMATION/SURVEY DATA:**

ALL REFERENCES TO DEEDS, PLATS, RECORD PLANS REFER TO THE OFFICE OF THE MONTGOMERY COUNTY RECORDER. ALL REFERENCES TO SURVEY RECORDS ARE ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE, BOTH OFFICES ARE LOCATED IN DAYTON, OHIO.

DEEDS

I.R. DEED 00-063692

I.R. DEED 12-048830

I.R. DEED 14-025021

DMF 97-488A01

DMF 85-496B01

I.R. DEED 14-015991

D.B. 2347, PG. 598

D.B. 2234 PG. 363

DMF. 85-496B01

I.R. DEED 17-071913

I.R. DEED 16-054280

DMF. 87-851C03

DMF. 74-589C10

RECORD PLATS

HERBERT C. HUBER PLAT NO. 52 SECTION EIGHT "B", PLAT BOOK 100, PAGE 74

HERBERT C. HUBER PLAT NO. 52 SECTION EIGHT, PLAT BOOK 97, PAGE 21

HERBERT C. HUBER PLAT NO. 52 SECTION THREE NO. 52, PLAT BOOK 93, PAGE 34

HERBERT C. HUBER PLAT NO. 54, PLAT BOOK 97, PAGE 4A

DESCRIPTION:

SITUATED IN PART OF SECTION 34, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, CONTAINING 30.2387 ACRES AND BEING 2.1268 ACRES OUT OF A 171.0112 ACRE TRACT CONVEYED TO MERIDIAN LAND GROUP, LTD., DESCRIBED IN THE DEED OF RECORD IN I.R. DEED 00-063692 AND BEING 28.1119 ACRES OUT OF A 75.4730 ACRE TRACT CONVEYED TO WILD CREEK PROPERTIES, LTD DESCRIBED IN THE DEED OF RECORD IN I.R. DEED 12-048830 RECORDER'S OFFICE, MONTGOMERY COUNTY OHIO.

BASIS OF BEARINGS:

BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND THE NORTH LINE OF SECTION 34, BEING (S84° 34' 35" E) AS DERIVED FROM GPS OBSERVATIONS TAKEN BY CESO INC IN JANUARY OF 2021. SCALED TO GROUND AT A LAT. N89°51'07.90867", LONG. W84°09'11.27914" AT A PROJECT HEIGHT OF 723.402 FEET AND A SCALE FACTOR OF 1.00006540838663.

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY FILE#

CHECKED BY DATE

PREPARED BY:



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937-435-8584 Fax: 937-298-4828

RECORD PLAN

CANAL HEIGHTS SECTION TWO

CHAMBERSBURG ROAD

Revisions / Submissions
ID Description Date

© 2023 CESO, INC.

Project Number: 763863-01

Scale: 1" = 200'

Drawn By: CTT

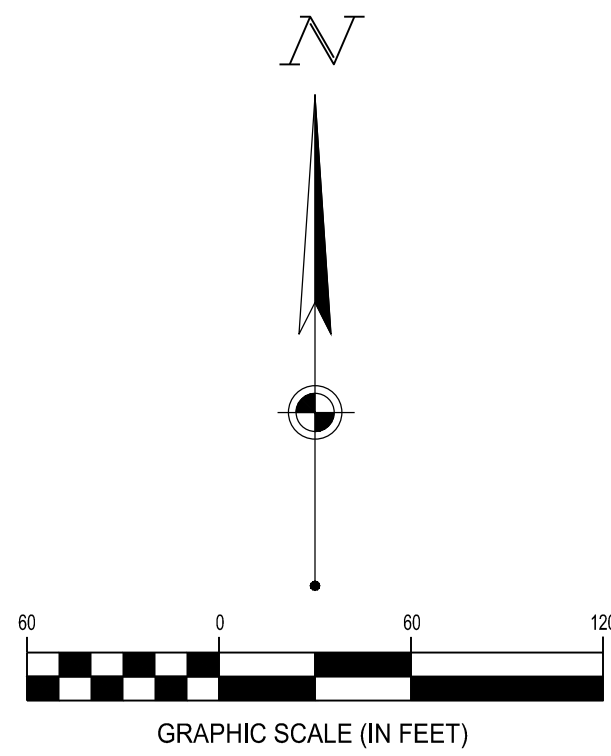
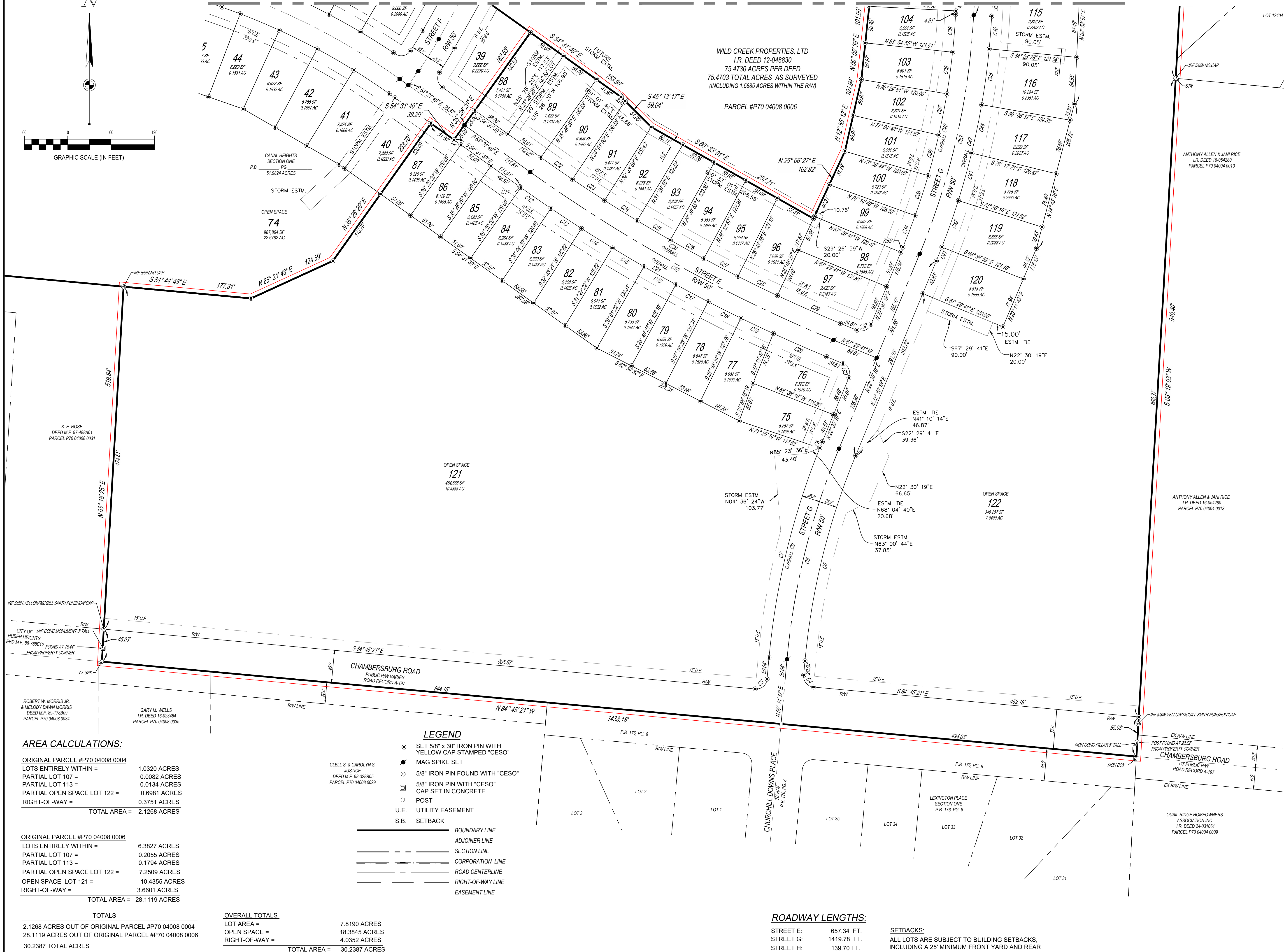
Checked By: JKH

Date: 6/18/2024

Issue: 1

Drawing Title:

RECORD PLAN



PREPARED BY:



CESO
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Phone: 937.435.6204 Fax: 937.298.4826

RECORD PLAN

CANAL HEIGHTS SECTION TWO
CHAMBERSBURG ROAD

Revisions / Submissions		
ID	Description	Date

© 2023 CESO, INC.

Project Number: 763863-01

Scale: 1" = 60'

Drawn By: CTT

Checked By: JKH

Date: 6/18/2024

Issue: 1

Drawing Title:
RECORD PLAN

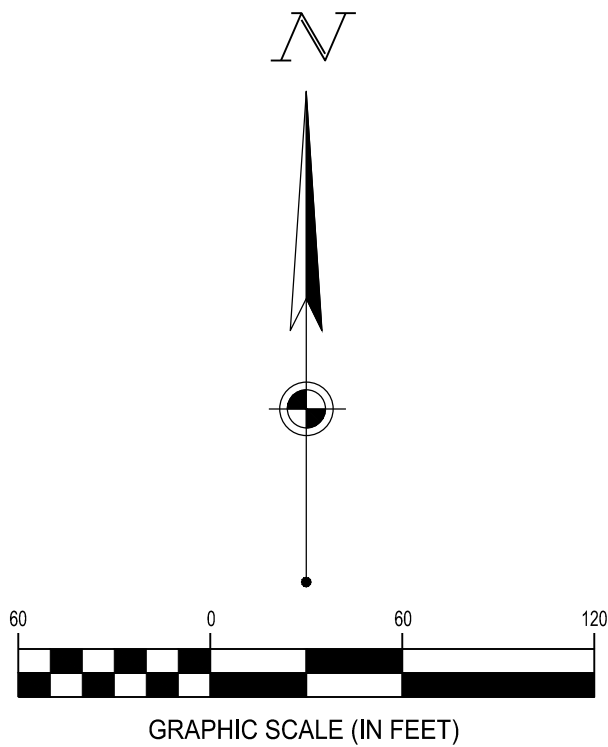
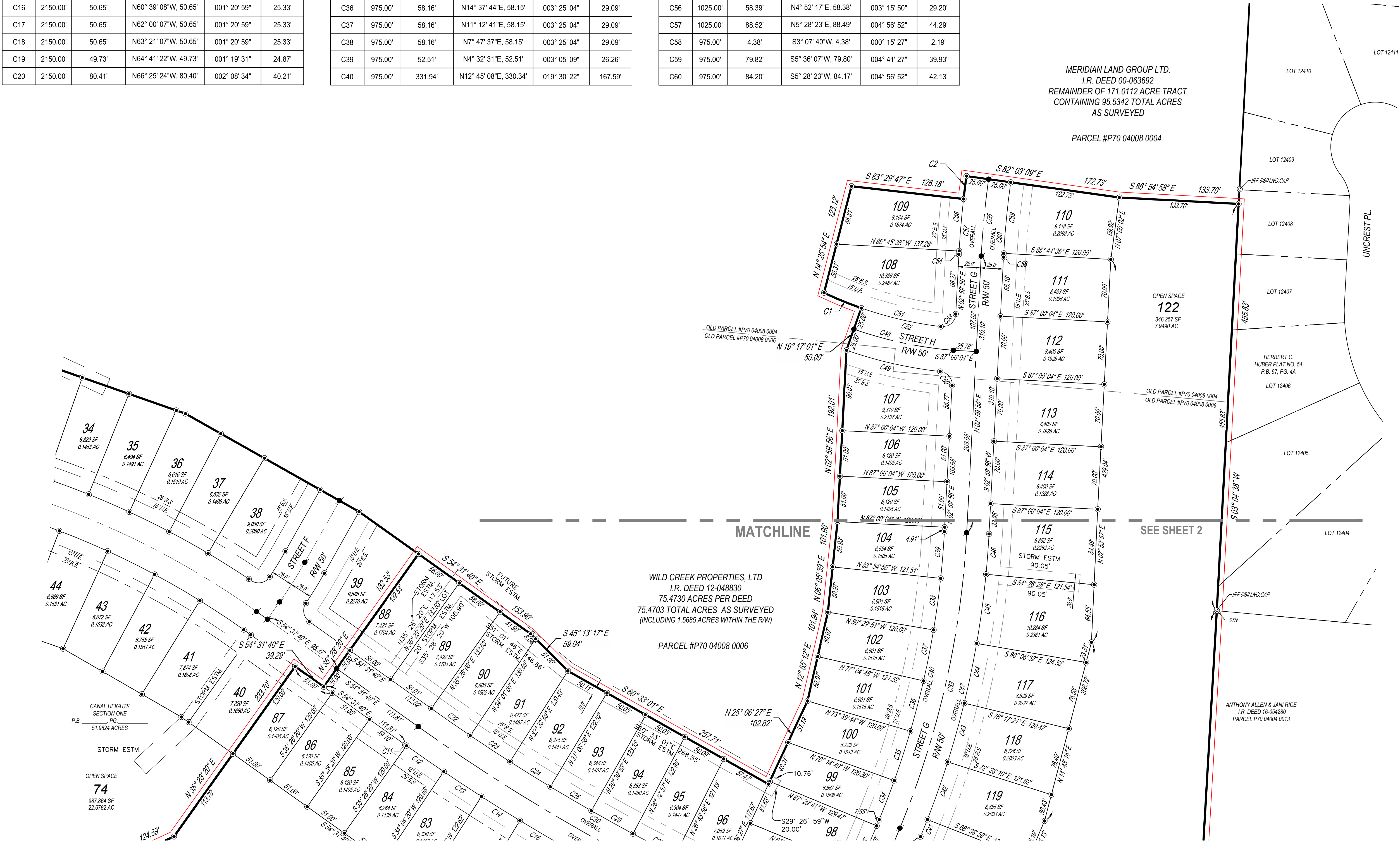
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	425.00'	45.00'	N67° 40' 59"W, 44.98'	006° 04' 00"
C2	1025.00'	25.83'	N7° 13' 32"E, 25.83'	001° 26' 38"
C3	15.00'	23.56'	N50° 14' 38"E, 21.21'	090° 00' 02"
C4	15.00'	23.56'	S39° 45' 22"E, 21.21'	089° 59' 58"
C5	1000.00'	301.27'	N13° 52' 28"E, 300.13'	017° 15' 42"
C6	975.00'	293.74'	S13° 52' 28"W, 292.63'	017° 15' 42"
C7	1025.00'	299.43'	N13° 36' 44"E, 298.37'	016° 44' 15"
C8	1025.00'	9.38'	N22° 14' 35"E, 9.38'	000° 31' 27"
C9	1025.00'	308.80'	S13° 52' 28"W, 307.64'	017° 15' 42"
C10	2125.00'	480.92'	N61° 00' 41"W, 479.90'	012° 58' 01"
C11	2150.00'	1.90'	N54° 33' 11"W, 1.90'	000° 03' 02"
C12	2150.00'	50.63'	N55° 15' 11"W, 50.63'	001° 20' 57"
C13	2150.00'	50.65'	N56° 36' 09"W, 50.65'	001° 20' 59"
C14	2150.00'	50.65'	N57° 57' 09"W, 50.65'	001° 20' 59"
C15	2150.00'	50.65'	N59° 18' 08"W, 50.65'	001° 20' 59"
C16	2150.00'	50.65'	N60° 39' 08"W, 50.65'	001° 20' 59"
C17	2150.00'	50.65'	N62° 00' 07"W, 50.65'	001° 20' 59"
C18	2150.00'	50.65'	N63° 21' 07"W, 50.65'	001° 20' 59"
C19	2150.00'	49.73'	N64° 41' 22"W, 49.73'	001° 19' 31"
C20	2150.00'	80.41'	N66° 25' 24"W, 80.40'	002° 08' 34"

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C21	2150.00'	486.57'	N61° 00' 40"W, 485.53'	012° 58' 00"
C22	2100.00'	53.15'	S55° 15' 30"E, 53.15'	001° 27' 01"
C23	2100.00'	53.15'	S56° 42' 31"E, 53.15'	001° 27' 01"
C24	2100.00'	53.15'	S58° 09' 31"E, 53.15'	001° 27' 01"
C25	2100.00'	53.15'	S59° 36' 32"E, 53.15'	001° 27' 01"
C26	2100.00'	53.15'	S61° 03' 33"E, 53.15'	001° 27' 01"
C27	2100.00'	53.15'	S62° 30' 33"E, 53.15'	001° 27' 01"
C28	2100.00'	60.77'	S64° 03' 48"E, 60.77'	001° 39' 29"
C29	2100.00'	95.38'	S66° 11' 37"E, 95.37'	002° 36' 09"
C30	2100.00'	475.05'	S61° 00' 50"E, 474.04'	012° 57' 41"
C31	15.00'	23.56'	N22° 29' 41"W, 21.21'	090° 00' 00"
C32	15.00'	23.56'	N67° 30' 19"E, 21.21'	090° 00' 00"
C33	1000.00'	340.45'	N12° 45' 08"E, 338.81'	019° 30' 22"
C34	975.00'	46.79'	N21° 07' 49"E, 46.79'	002° 44' 59"
C35	975.00'	58.16'	N18° 02' 48"E, 58.15'	003° 25' 04"
C36	975.00'	58.16'	N14° 37' 44"E, 58.15'	003° 25' 04"
C37	975.00'	58.16'	N11° 12' 41"E, 58.15'	003° 25' 04"
C38	975.00'	58.16'	N7° 47' 37"E, 58.15'	003° 25' 04"
C39	975.00'	52.51'	N4° 32' 31"E, 52.51'	003° 05' 09"
C40	975.00'	331.94'	N12° 45' 08"E, 330.34'	019° 30' 22"

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C41	1025.00'	20.66'	N21° 55' 40"E, 20.66'	001° 09' 18"
C42	1025.00'	68.33'	N19° 26' 25"E, 68.32'	003° 49' 11"
C43	1025.00'	68.33'	S15° 37' 14"W, 68.32'	003° 49' 11"
C44	1025.00'	68.33'	S11° 48' 03"W, 68.32'	003° 49' 11"
C45	1025.00'	78.10'	S7° 42' 30"W, 78.08'	004° 21' 55"
C46	1025.00'	45.20'	S4° 15' 44"W, 45.20'	002° 31' 36"
C47	1025.00'	348.95'	S12° 45' 09"W, 347.27'	019° 30' 20"
C48	450.00'	113.93'	N77° 58' 09"W, 113.62'	014° 30' 20"
C49	475.00'	107.66'	N77° 12' 34"W, 107.43'	012° 59' 10"
C50	15.00'	22.70'	N40° 21' 06"W, 20.59'	086° 42' 05"
C51	425.00'	136.54'	S73° 51' 11"E, 135.95'	018° 24' 25"
C52	425.00'	91.54'	S76° 53' 14"E, 91.37'	012° 20' 29"
C53	15.00'	24.59'	N49° 58' 14"E, 21.93'	093° 56' 35"
C54	1025.00'	4.30'	N3° 07' 09"E, 4.30'	000° 14' 26"
C55	1000.00'	86.37'	N5° 28' 24"E, 86.34'	004° 56' 54"
C56	1025.00'	58.39'	N4° 52' 17"E, 58.38'	003° 15' 50"
C57	1025.00'	88.52'	N5° 28' 23"E, 88.49'	004° 56' 52"
C58	975.00'	4.38'	S3° 07' 40"W, 4.38'	000° 15' 27"
C59	975.00'	79.82'	S5° 36' 07"W, 79.80'	004° 41' 27"
C60	975.00'	84.20'	S5° 28' 23"W, 84.17'	004° 56' 52"

LEGEND

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET
- ⊙ 5/8" IRON PIN FOUND WITH "CESO"
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- POST
- U.E. UTILITY EASEMENT
- S.B. SETBACK
- BOUNDARY LINE
- ADJOINER LINE
- SECTION LINE
- CORPORATION LINE
- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE



ROADWAY LENGTHS:

STREET E: 657.34 FT.
STREET G: 1419.78 FT.
STREET H: 139.70 FT.

SETBACKS:

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS, INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

PREPARED BY:



CESO
WWW.CESOINC.COM

3601 Ridgely Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.6204 Fax: 937.298.4828

RECORD PLAN

CANAL HEIGHTS SECTION TWO
CHAMBERSBURG ROAD

Revisions / Submissions

ID Description Date

© 2023 CESO, INC.

Project Number: 763863-01

Scale: 1" = 60'

Drawn By: CTT

Checked By: JKH

Date: 6/18/2024

Issue: 1

Drawing Title:

RECORD PLAN

June 18, 2024

City of Huber Heights
Planning & Zoning
6131 Taylorsville Rd
Huber Heights, Ohio 45424

RE: Canal Heights Plan Comparison – Detailed Development Plan – Huber Heights, OH

Dear Planning Commission:

The Detailed Development Plans (DDP) submitted with this letter represent revised plans of a previously approved Detailed Development Plan on the property. The approval was made on February 15th, 2022, for the formerly named The Villages of Westport. The following are the differences between those plans and the renamed Canal Heights plans.

The original DDP was for the initial Section 1 containing 95 lots. The Canal Heights DDP is submitted as Section 1 and Section 2. The two new sections split the original plan and add 22 lots north on Street G. The total lot count of the new plan is 117 lots.

Additionally, the location of the sanitary sewer connection has been revised. The original connection required a difficult to obtain easement on the adjacent property. The new connection will be made onsite without the need for such an easement.

All other major components of the project remained the same.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,



Justin Elam, P.E.
Senior Engineer
elam@cesoinc.com
(937) 401-3959

BOUNDARY DESCRIPTION

Containing 171.0045 Total Acres

Situated in Section 34, Town 2, Range 8 M.Rs., City of Huber Heights, Montgomery County, Ohio and being all of the lands conveyed to Meridian Land Group LTD., as recorded in I.R. Deed 00-063692, and all of the lands conveyed to Wild Creek Properties, LTD, as recorded in I.R. Deed 12-048830 and being more particularly described as follows:

Beginning at a set **Mag Nail** on the southwest corner of the lands conveyed to Anthony Allen & Jani Rice, as recorded in I.R. Deed 16-054280, and being a point on the east line of Section 34, and on being a point on the centerline of Chambersburg Road (said point being referenced by a found Stone in a monument box at S16°13'17"W, a distance of 3.39 feet);

Thence along said centerline of Chambersburg Road, **North 84° 45' 21" West**, distance of **1438.18 feet** to a found **Railroad Spike**;

Thence leaving said centerline of Chambersburg Road and along the east line of the lands of K.E. Rose, as recorded in Deed M.F. 97-488A0, **North 03° 18' 25" East**, distance of **519.84 feet** (passing a set 5/8" Iron Pin at 30.02 feet on the northerly right-of-way line of Chambersburg Road and a found 5/8" Iron pin with a MSP cap at 45.02 feet) to a found **5/8" Iron Pin** with no cap;

Thence along the north line of said K.E. Rose, **North 84° 44' 43" West**, distance of **900.00 feet** to a point (referenced by a found 5/8" Iron Pin with no cap);

Thence along the west line of said K.E. Rose, and in part along the west line of the lands conveyed to Onelove Church, as recorded in I.R. Deed 14-015991, **South 03° 18' 25" West**, distance of **672.14 feet** (passing and a found 5/8" Iron pin with a MSP cap at 623.51 feet and a set 5/8" Iron Pin at 639.72 feet on the northerly right-of-way line of Chambersburg Road) to a found **Mag Nail** on the Centerline of Chambersburg Road;

Thence along said centerline of Chambersburg Road, the following courses;

South 71° 01' 35" West, distance of **708.72 feet** to a set **Mag Nail**;

North 84° 44' 32" West, distance of **130.77 feet** to a set **Mag Nail** on the east line of the vacated Miami & Erie Canal, as recorded in D.B. 2347, Pg. 598, and being the southeast corner of City of Dayton Lot 80798, also being on the easterly corporation line of the City of Dayton;

Thence along the east line of said City of Dayton Lot 80798, **North 04° 57' 28" East**, distance of **1258.50 feet** to a found **5/8" Iron pin** with a MSP cap (passing a set 5/8" Iron Pin on the northerly right-of-way line of Chambersburg Road at 30.00 feet and a found 5/8" Iron pin with a MSP cap at 45.10 feet) on the southwesterly corner of City of Dayton Lot 80797, in the name of American Aggregates Corporation, as recorded in D.B. 2234, Pg. 363;

Thence along the corporation line of said City of Dayton & along said Lot 80797, the following courses;

North 79° 18' 39" East, distance of **426.67 feet** to a point (referenced by a found **5/8" Iron Pin** with no cap at N67°35'49"E, a distance of 0.91 feet);

North 02° 47' 24" East, distance of **1794.94 feet** to a found **Stone** on the south line of the lands conveyed to John Harvey Schwab & Walter Louis Schab, as recorded in Deed M.F. 85-496B01, and being on the north line of Section 34;

Thence leaving the City of Dayton Corporation Line and along said north line of Section 34, and the south line of said Schwab lands, **South 84° 46' 29" East**, distance of **744.75 feet** to a found **3/4" Iron Pin** with no cap on the southwest corner of Lot 13104 of Herbert C. Huber Plat No. 52 Section Eight "B", as recorded in P.B. 100, Pg. 74;

Thence along the south line of Lots 13103 – 13104 of Herbert C. Huber Plat No. 52 Section Eight "B", as recorded in P.B. 100, Pg. 74, and Lots 12561-12572 of Herbert C. Huber Plat No. 52 Section Eight, as recorded in P.B. 97, Pg. 21,

South 84° 34' 35" East, distance of **1939.28 feet** to a found **5/8" Iron Pin** with no cap on the west line of the lands conveyed to the City of Huber Height, as recorded in Deed M.F. 87-651C03, and being the northeast corner of Section 34;

Thence along east line of said Section 34, and the west line of said City of Huber Heights land, and the west lines of the lands conveyed to The Board of County Commissioners, as recorded in Deed M.F. 74-589C10, City of Huber Heights land, as recorded in I.R. Deed 17-071913, the lands of Kyle J. Corbin, as recorded in I.R. Deed 19-059740, Lots 11719-11720 of Herbert C. Huber Plat No. 52 Section Three, as recorded in P.B. 93, Pg. 34, Lots 12404-12410 of Herbert C. Huber Plat No. 54, as recorded in P.B. 97, Pg. 4, **South 03° 04' 38" West**, distance of **1781.75 feet** to a found **Stone** on the northwest corner of the aforesaid lands of Anthony Allen & Jani Rice;

Thence continuing along said east line of Section 34, and along the west line of said Anthony Allen & Jani Rice, **South 03° 19' 03" West**, distance of **940.40 feet** to the Point of Beginning. Containing 171.0045 Acres of land. All iron pins called as set are 5/8" x 30" rebar with a cap stamped "CESO".





Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Canal Heights – Section 1 & 2
Occupancy Address:	4633 Chambersburg Road

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.

MCBR BLD:	N/A	HH P&D:	N/A
MCBR MEC:	N/A	HHFD Plan:	24-249
MCBR ELE:	N/A	HHFD Box:	
REVIEWER:	Susong	DATE:	7/1/2024

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements:

- Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.
- **Fire Hydrants:** Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. Structure locations are not provided on current drawings so the 400 feet from any opening shall be confirmed during next phase. **It is hard to distinguish locations of hydrants on some drawings. A larger symbol shall be used.**
- In accordance with Huber Heights Codified Ordinance 1521.06 (b)(1), "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.
- All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire

Official and City Engineer. Huber Heights Codified Ordinance 1519.01 - Water mains.

- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1. Please provide before construction.**
- **During construction, where dead-ends are created in roadways due to phasing, a turn-around shall be provided for fire apparatus. Refer to Ohio Fire Code Appendix D 103.4.**

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2011 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-10168

7. B.

Planning Commission

Meeting Date: 07/09/2024

Basic Development Plan

Information

Agenda Title

BASIC DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, LLC, is requesting approval of a Basic Development Plan for 168-unit market rate multifamily community comprised of a mix of 1 and 2 bedroom units. Property is located at State Route 201 and Carriage Trails Parkway (BDP 24-13).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Legal Description

Fire Assessment

Memorandum

Staff Report for Meeting of July 9, 2024

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: July 2, 2024
Subject: BDP 24-13 Carriage Park At Huber Heights

Application dated June 17, 2024

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Homestead Development LLC – Applicant
City of Huber Heights - Owner

DEVELOPMENT NAME: Carriage Park At Huber Heights

ADDRESS/LOCATION: Red Buckey Drive / Carriage Trail Parkway
(P48-000414, P48-250166)

ZONING/ACREAGE: PM – Planned Mixed Use / 8.1 Acres

EXISTING LAND USE: Vacant

**ZONING
ADJACENT LAND:** PM- Planned Mixed Use

REQUEST: The applicant requests approval of a basic development plan for a 168-unit market-rate multi-family community comprised of a mix of 1- and 2-bedroom units.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1179

CORRESPONDENCE: In Favor – None received
In Opposition – None received

STAFF ANALYSIS AND RECOMMENDATION:**Overview:**

Earlier this year, the City of Huber Heights initiated an RFP process for two vacant parcels along Carriage Trails Parkway. Homestead Development was selected to develop the south parcel into a 168-unit market rate community.

One term of the purchase agreement is zoning approval prior to the land purchase during the due diligence period. Homestead is seeking basic development plan approval by the end of August.

Applicable Zoning Regulations

The applicable zoning chapters include: 1171 General Provisions, 1179 Planned Mixed Use District, 1181 General Provisions. The relevant sections are cited and discussed below:

Chapter 1171 General Provisions***1171.01 Purpose.***

Planned Unit Developments Districts may be permitted as amendments to the zoning map, after application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. The provisions of this chapter are adopted to unify planning and development in such districts. Applications for rezoning of land into a Planned Unit Development District shall be granted only when the basic development plan for the project is such that the public health, safety and morals shall not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district. PUD rezonings may be approved only when a basic development plan for the area has been approved by Council. A detailed development plan shall then be approved for zoning permit to be approved for development in the District. Normally the detailed development plan shall be approved by the Planning Commission after the rezoning and basic development plan have been approved by Council. Owners shall have the option however, of submitting a combined basic and detailed development plan ("combined development plan") if they should so desire for some or all of the site.

(Ord. 93-O-602, Passed 3-22-93)

1171.05 Contents of basic development plan.

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the city:

- (1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;*
- (2) Typical elevation views of the front and side of each type of building;*
- (3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;*

- (4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;*
 - (5) Landscaping plan, walls and fences;*
 - (6) Storm water detention and surface drainage;*
 - (7) Exterior lighting plan;*
 - (8) Vehicular circulation pattern;*
 - (9) Location and square footage of signs;*
 - (10) Topographic survey; and*
 - (11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.*
- (b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.*
- (Ord. 2006-O-1655, Passed 9-25-05)*

1171.06 General standards for approval.

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

- (a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;
- (b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- (c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;
- (d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;
- (e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;
- (f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;
- (g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

- (h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;
- (i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;
- (j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;
- (k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and
- (l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

(Ord. 93-O-602, Passed 3-22-93)

1171.091 Planning commission/council review.

It is the purpose of the Planning Development regulations to encourage property owners to develop their land in efficient and effective ways. It is the intent of these regulations to encourage land uses which may not always meet traditional zoning rules. Inherent in these Planned Development regulations is an opportunity for property owners to develop their sites without requiring strict compliance with all zoning regulations where the overall plan is deemed to be in the best interest of the city. During review of a Basic or Detailed Development Plan by the Planning Commission or City Council, all requirements within Part 11, Title 7 of the Code are to be used as guidelines and may be varied as part of the Basic or Detailed Development Plan if it is determined that such deviation will not materially adversely affect neighboring properties or the community as a whole, any such variation of these requirements does not change the overall plan and character of the proposed development, and the variance does not have the effect of nullifying the intent and purpose of these regulations or the Zoning Ordinance. In granting variances or modifications, the Commission or Council may require such conditions as shall, in its judgement, secure substantially the objective of the standards or requirements so varied or modified.

(Case 427; Ord. 2002-O-1367, Passed 9-9-02)

Development Standards Analysis:

1179.06 Development standards (Planned Mixed Use)

Except when specifically modified herein, the provisions of the Planning and Zoning Code shall govern. The following development standards apply to a PM development:

- (a) *Minimum Land Area Requirement.* A minimum of 20 acres shall be required.

While this application covers approximately eight (8) acres, the area zoned PM exceeds 20 acres.

- (b) *Covenants.* The developer of a PM development shall be required to submit a set of covenants or deed restrictions with the Basic Development Plan application that will outline, at a minimum, development standards and guidelines established in this chapter and any other requirements the developer and/or Planning Commission deems necessary. The Planning Commission may require additional or amended

covenants as it deems necessary to ensure compliance with the Planning and Zoning Code and the Planned Mixed Use District.

Covenants will be created during the detailed development plan phase.

- (c) *Required Mix of Land Uses.* A developer shall be required to provide a mix of land uses in a PM Development. At a minimum, at least two of the following uses are required in a PM Development: residential, commercial, office, institutional, and/or industrial.

The area zoned PM has various uses, including residential, recreation and institutional uses.

- (d) *Site Planning.*

- (1) The combination of different uses whether as part of one building or as part of the overall development shall be designed and developed so as not to create a nuisance by excessive noise, light, vibration, odor or any other annoyances for any uses within the development or neighboring properties.

All uses being considered are compatible with the neighboring properties. Waterstone apartments and the Danbury assisted living facility are adjacent to the site.

- (2) A PM development is to be designed so that buildings and structures are clustered and open space areas are preserved and maintained. Special care shall be given to protect preexisting natural features including, but not limited to, woodlands, ravines, streams, lakes, ponds, and/or flood plains. Impervious surface coverage, including, but not limited to, buildings, parking area, and accessways, shall not exceed 75 percent of the total development area. Therefore, 25 percent of the development area shall be reserved for green space.

There are no existing natural features on this site. The central features of the design are the resident community center and decorative stormwater retention facility.

- (3) The number of ingress and egress points onto the public streets shall be limited in order to reduce the number of traffic conflict points. Adequate and properly arranged facilities for internal pedestrian and traffic circulations shall be provided. The street and thoroughfare network shall be designed to minimize truck traffic through residential areas of the development.

Main access to the site is via Red Buckeye Drive. A secondary access (required by the fire code) is currently proposed at Brandt Pike. Staff has requested the applicant to move the secondary access to Carriage Trail Parkway. While the Brandt Pike access is a right-in / right-out, staff is concerned residents will turn left on northbound Brandt Pike, potentially leading to additional rear-end collisions.

- (4) Parking systems shall be designed so as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system. Underground parking facilities are encouraged.

The parking areas are arranged for the convenience of the residents, but are broken up with landscape islands and covered parking areas. Parking lot landscaping will be reviewed during the detailed development phase.

- (5) The development shall be designed to tie all the uses into one overall community and encourage walking, biking, running, and alternative modes of transportation. Developers are encouraged to incorporate bus stops, bikeways, walkways, and crosswalks into an overall thematic scheme for pedestrian traffic. Sidewalks shall be required except, in the case of a golf course or specific open space development, the Planning Commission may determine them to be unnecessary.

Six-foot sidewalks are indicated throughout the site and connect buildings to the future public sidewalks. Staff has requested the applicant provide an easement on the south side of the property for a multi-use path that will tie the existing neighborhood into the multi-use path that will be constructed on Brandt Pike as part of the road widening.

- (6) Any signs as proposed within this district, shall comply with Chapter 1189 "Signs". Additionally, a developer of a PM development shall develop and submit with the Detailed Development Plan application, a comprehensive set of graphic design criteria for signage in the development. This set of graphic design criteria for signage shall be approved by the Planning Commission and shall apply to all signage requests within the development. The criteria shall include, at a minimum, the sizes permitted (if different from Chapter 1189), colors permitted, materials permitted, typefaces permitted, type size permitted, and permitted illumination. Compliance with the on-site comprehensive graphics shall be verified by the Zoning Administrator during the sign permit review process.

No sign details were provided for this application but will be submitted during the detailed development phase.

- (7) Minimum lot area, frontage and setback requirements may be varied to allow greater flexibility in design. However, the following shall be used as a guideline for development:
- A. With multiple buildings on a single property, entirely residential buildings shall be at least 15 feet from another entirely residential building and at least 50 feet from nonresidential or mixed-use buildings.

All residential buildings are spaced according to the above requirements.

- (8) No maximum height restriction shall apply, except that the proposed development meets all Federal Aviation Administration (FAA), Dayton International Airport or Wright Patterson Air Force Base height or abatement requirements.

The buildings are three-stories and compatible in size to surrounding properties.

- (9) Common parking areas and accessways shall be lighted adequately with light fixtures that shall be designed to reflect light away from adjoining properties. Special attention will be given to protect entirely residential structures from light emitted from nonresidential land uses.

A lighting plan will be submitted with the detailed development plan.

- (10) Nonresidential uses shall have trash containers and/or receptacles (including recycling containers) placed to the rear of all structures and shall be screened or enclosed on four sides with opening doors for the purpose of trash removal. The placement of trash containers and/or receptacles in multi-family residential developments shall be as inconspicuous as possible. The use of a wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent and a height of 12 inches above the top of the largest container is required.

The site plan illustrates enclosed trash facilities at the end of each parking area which is a convenient location for each building.

- (11) The architecture of nonresidential structures is encouraged to be unique yet similar in certain sections of the PM.

N/A

- (12) The distribution systems for utilities are required to be underground.

All utilities will be below ground.

- (13) The use of privately owned open space and public dedicated park land is encouraged as part of a PM development. Privately owned open space shall be maintained by the developer or by a duly authorized owner's association.

The site plan indicates a community center including a pool. Once the multi-use path is constructed, residents will have easy access to the YMCA and associated amenities. Overall, the development has approximately 30% open space.

- (14) The use of chain link fencing is prohibited. Additionally, on an entirely residential property, no fencing shall be permitted in the front yard and, in the case of a corner lot, no fencing shall be permitted in the side yard with frontage to a public right-of-way. The covenants submitted by the developer shall establish the height requirements for fencing in the development. Fencing in a development shall be uniform in height in related use areas. On an entirely residential property, fence height shall not exceed six feet.

No fencing is currently illustrated on the plans.

- (15) With the submission of a Basic Development Plan application, the applicant is required to submit a phasing plan that details when certain sections of the development will commence construction and when the sections will be complete.

No phasing plans have been submitted, though staff expects the apartments to be constructed in one phase.

1179.07 Landscaping.

To protect and promote a harmonious development that ensures a functional and logical arrangement of mixed uses, the effective and efficient use of landscaping and buffering is required. Therefore, a PM development shall include the following landscaping and buffering:

- (a) *Development Landscaping.* Within the PM development that is proposed, entirely residential buildings shall be screened from nonresidential and mixed use buildings with a 20 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year around. Parking areas, accessways, or any impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

A landscaping plan has not been submitted at this time. Landscaping plans will be reviewed during the detailed development phase.

- (b) *Perimeter Landscaping.* In a section of a PM development that contains nonresidential, mixed use, or multi-family buildings that abut a neighboring property with a single-family residential zoning designation or in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a 25 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year-round. Parking areas, accessways or an impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features or amenities as part of this buffer is

encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

The current site plans illustrate screening / landscaping along Brandt Pike. Since this site abuts an existing multi-family development, screening is not required.

- (c) *Parking Lot Landscaping.* All parking lots are required to have interior landscaped areas as outlined in Chapter 1185, "Parking and Loading".

Areas for parking landscaping are illustrated in the basic development plan. The applicant shall submit additional details during the detailed development phase.

- (d) *Street Tree Requirement.* All frontage property within a PM development that abuts public rights-of-way and is developed with nonresidential, mixed use, and/or multi-family buildings is required to have one street tree per 40 feet of frontage planted just outside of the street right-of-way. Unless determined to be inappropriate by the City Engineer, street trees shall be planted at least four feet from the edge of the sidewalk on private property. All frontage property within a PM development along a major collector or better as defined by the Huber Heights Thoroughfare Plan, no matter what use, shall meet this requirement. The type of tree and size shall be proposed by the developer at the Detailed Development Plan application stage and approved by the Planning Commission. A list of appropriate trees with required caliper is available in the City Engineer's Office.

Street trees are not illustrated, but staff recommends street trees be provided at 40-foot intervals along Red Buckeye Drive and 50-foot intervals along Carriage Trails Parkway.

1179.08 Parking and loading.

The provisions of Chapter 1185, "Parking and Loading" shall apply, except that the off-street loading spaces and docks shall be provided with area, location and design appropriate to the needs of the development and specific uses within it, and the space designated for off-street loading shall not be used for off-street parking. Within the PM development, off-street loading areas shall be physically isolated and/or enclosed from residences in or adjacent to the PM Development. In all cases, off-street loading spaces and docks are prohibited in the front and side yards of any property.

The zoning code requires two spaces per multi-family unit. Of the 168 units, 72 (43%) are one-bedroom. The residents of these units are less likely to own two vehicles.

The applicant proposes 253 parking spaces for 168 units, or 1.51 spaces per unit. Staff feels this is an adequate ratio since over 40% of the units are 1-bedroom.

1181 General Provisions

1181.20 Building materials for dwellings.

The building renderings illustrate a mix of stone veneer, vinyl siding and fiber cement trim, similar to recently approved multi-family buildings. Final material specifications and amounts will be discussed during the detailed development plan evaluation.

Staff Analysis of Standards for approval

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

- (a) *Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;*

This development is consistent with the comprehensive plan, which suggests this area be mixed-use development.

- (b) *Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;*

While no phasing plan was submitted with the application, staff anticipates the apartment community will be constructed as one phase.

- (c) *Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;*

The current street network is adequate to support this development.

- (d) *Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;*

The site is served by adequate utilities.

- (e) *Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;*

Draft covenants were not included in the application. However, the standards set by the Planning Commission during the basic and detailed development planning process will be incorporated into the covenants before any zoning permit is issued. Staff has requested an easement of the south side of the building for a new multi-use path.

- (f) *Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;*

The applicant is providing adequate screening for all uses.

- (g) *Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;*

There are no natural features remaining at this site.

- (h) *Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;*

The site plan uses the natural grade and existing contours to limit grading beyond the required stormwater detention area.

- (i) *Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;*

All utilities will be placed below ground.

- (j) *Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;*

This residential development should not create excessive additional requirements for the community.

- (k) *Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and*

Only residential uses are contemplated for this site.

- (l) *Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.*

No rezoning is necessary.

STAFF RECOMMENDATION

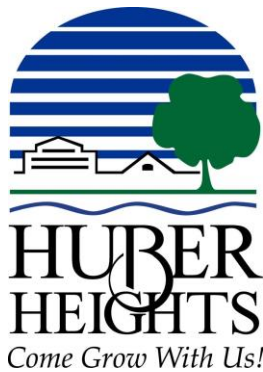
It is the staff's opinion the proposal meets the standards outlined in Section 1171.06. Staff recommends approval of the Basic Development Plan submitted on August 17, 2024 to construct approximately 168 market-rate apartments. Staff recommends approval with the following conditions:

- 1) Street trees be provided at 40-foot intervals along Red Buckey Drive and 50-foot intervals along Carriage Trails Parkway.
- 2) A sign package meeting code shall be submitted with the detailed development plans.
- 3) A lighting plan shall be submitted with the detailed development plan.
- 4) A landscaping plan shall be submitted with the detailed development plan.
- 5) The applicant shall provide an easement on the south side of the property acceptable to the City to construct a multi-use path connection.
- 6) The applicant will comply with all stormwater requirements, per the City Engineer.
- 7) The applicant shall comply with all Fire Code requirements, per the Huber Heights Fire Department.
- 8) A secondary entrance shall be constructed according to fire code on either Carriage Trails Parkway or Red Buckey Drive.

Planning Commission Action

The Planning Commission may take the following actions with a motion:

- 1) Approve the Basic Development Plan with or without conditions;
- 2) Deny the Basic Development Plan (the Commission should state the specific reasons for denial); or
- 3) Table the application.



Planning Commission Decision Record

WHEREAS, on June 17, 2024, the applicant, HOMESTEAD DEVELOPMENT, LLC, requested approval of a Basic Development Plan for 168-unit market rate multifamily community comprised of a mix of 1 and 2 bedroom units. Property is located at State Route 201 and Carriage Trails Parkway, further identified as Parcel Numbers P48 000414 and P48 250166 of the Miami County Auditor's Map (Case BDP 24-13), and;

WHEREAS, on July 09, 2024, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, HOMESTEAD DEVELOPMENT, LLC, for approval of a Basic Development Plan. Property is located at State Route 201 and Carriage Trails Parkway (Case BDP 24-13), in accordance with the recommendation of Staff's Memorandum dated July 2, 2024, with the following conditions:

1. Street trees be provided at 40-foot intervals along Red Buckey Drive and 50-foot intervals along Carriage Trails Parkway.
2. A sign package meeting code shall be submitted with the detailed development plans.
3. A lighting plan shall be submitted with the detailed development plan.
4. A landscaping plan shall be submitted with the detailed development plan.
5. The applicant shall provide an easement on the south side of the property acceptable to the City to construct a multi-use path connection.
6. The applicant will comply with all stormwater requirements, per the City Engineer.

BDP 24-13 – Decision Record

7. The applicant shall comply with all Fire Code requirements, per the Huber Heights Fire Department.
8. A secondary entrance shall be constructed according to fire code on either Carriage Trails Parkway or Red Buckeye Drive.

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried.

Terry Walton, Chair
Planning Commission

Date



Carriage Park at Huber Heights

DESIGN SUBMISSION PACKAGE
JUNE 12, 2024

archall



SITE // TOTALS

SITE INFO // CURRENT

ACRES // 8.098 AC
JURISDICTION // CITY OF HUBER HEIGHTS
ZONING // COMMERCIAL | 400
HEIGHT // 3 STORIES

SITE INFO // PROPOSED

ACRES // 8.098 AC
ZONING // MULTI-FAMILY RESIDENTIAL
HEIGHT // 3 STORIES
DENSITY // 20.75 UNITS / AC

PROPOSAL //

BLDG TYPE // WALK-UP PRODUCT
BLDGS // 06
LEVELS// 03 (WOOD-FRAME BREEZEWAY)

BLDG TYPE A // 08,524 SF FOOTPRINT
BLDGS // 02
UNITS / BLDG // 24

BLDG TYPE B // 10,220 SF FOOTPRINT
BLDGS // 02
UNITS / BLDG // 24

BLDG TYPE C // 12,092 SF FOOTPRINT
BLDGS // 02
UNITS / BLDG // 36

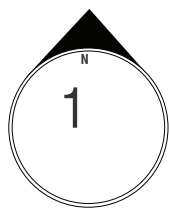
TOTAL UNITS // 168 UNITS 264 BEDS

// 072 1BD 42.8%
// 096 2BD 57.2%

PARKING // 233 SURFACE SPACES
// 020 GARAGE SPACES
2 BLDGS // 1,436 SF EACH
1 BLDGS // 1,991 SF EACH

TOTAL PARKING // 253 SPACES PROVIDED
// 252 SPACES REQUIRED
(1.50 SPACES / UNIT)

// 1.51 SPACES / UNIT
// 0.96 SPACES / BED



Proposed Site Plan

SCALE 1" = 50'-0" 50 25 0



SITE // TOTALS

SITE INFO // CURRENT

ACRES // 8.098 AC
JURISDICTION // CITY OF HUBER HEIGHTS
ZONING // COMMERCIAL | 400
HEIGHT // 3 STORIES

SITE INFO // PROPOSED

ACRES // 8.098 AC
ZONING // MULTI-FAMILY RESIDENTIAL
HEIGHT // 3 STORIES
DENSITY // 20.75 UNITS / AC

PROPOSAL //

BLDG TYPE // WALK-UP PRODUCT
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UNITS / BLDG // 24

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BLDGS // 02
UNITS / BLDG // 24

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BLDGS // 02
UNITS / BLDG // 36

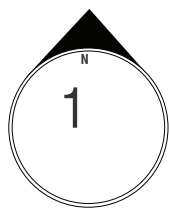
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// 252 SPACES REQUIRED
(1.50 SPACES / UNIT)

// 1.51 SPACES / UNIT
// 0.96 SPACES / BED



Proposed Site Plan

SCALE 1" = 50'-0"

50 25 0







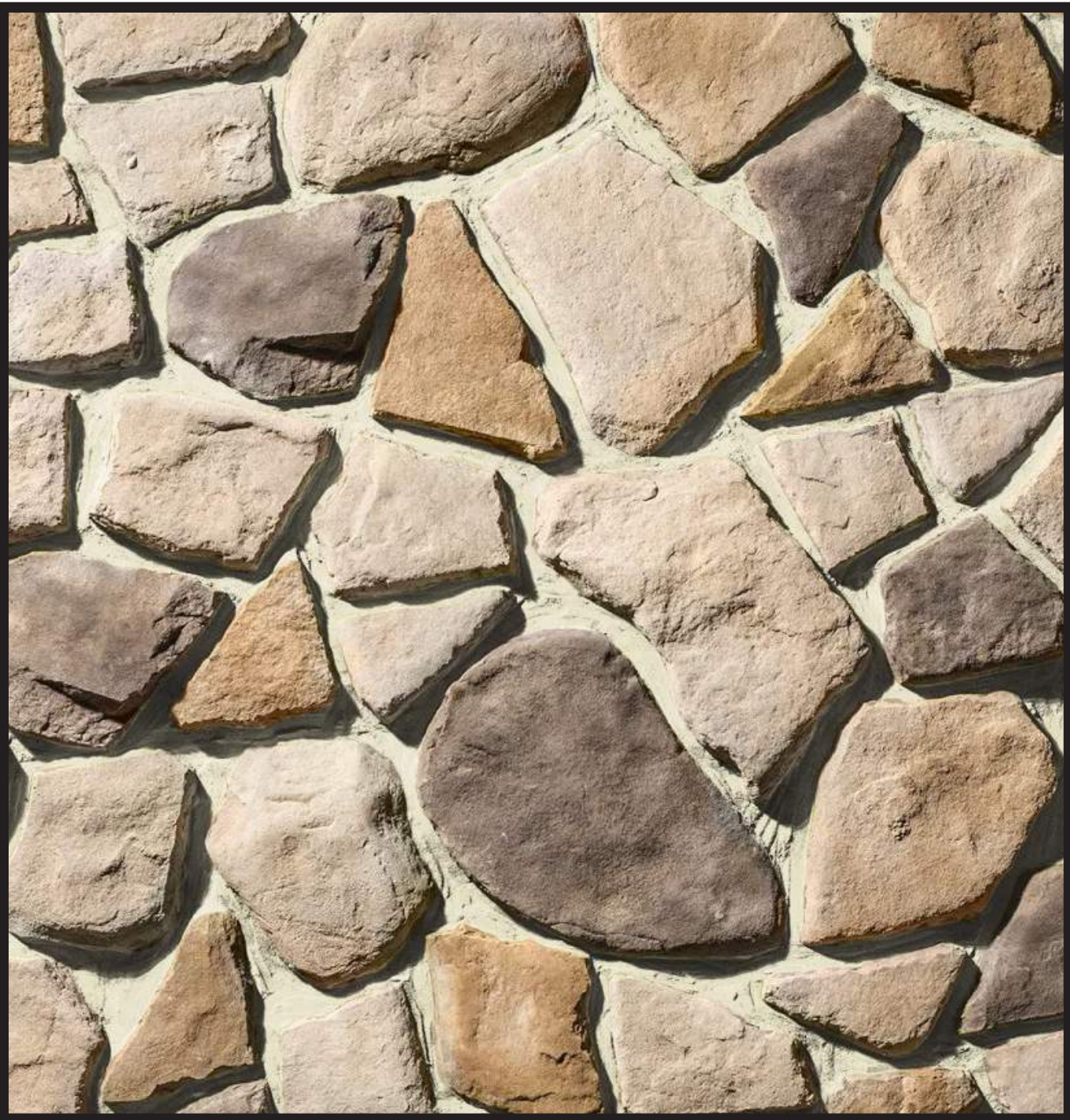




1 Front / Back Elevation
NOT TO SCALE



2 Side Elevation
NOT TO SCALE



STONE 01

PRODUCT	STONE
MANUFACTURER	PROVIA
STYLE	FIELDSTONE
COLOR	STRATHMORE
INSTALL	WHITE GROUT



SIDING 01

PRODUCT	VINYL SIDING
MANUFACTURER	ALSIDE COVENTRY
STYLE	LAP SIDING
COLOR	PLATINUM GRAY
INSTALL	DOUBLE 5" CLAPBOARD



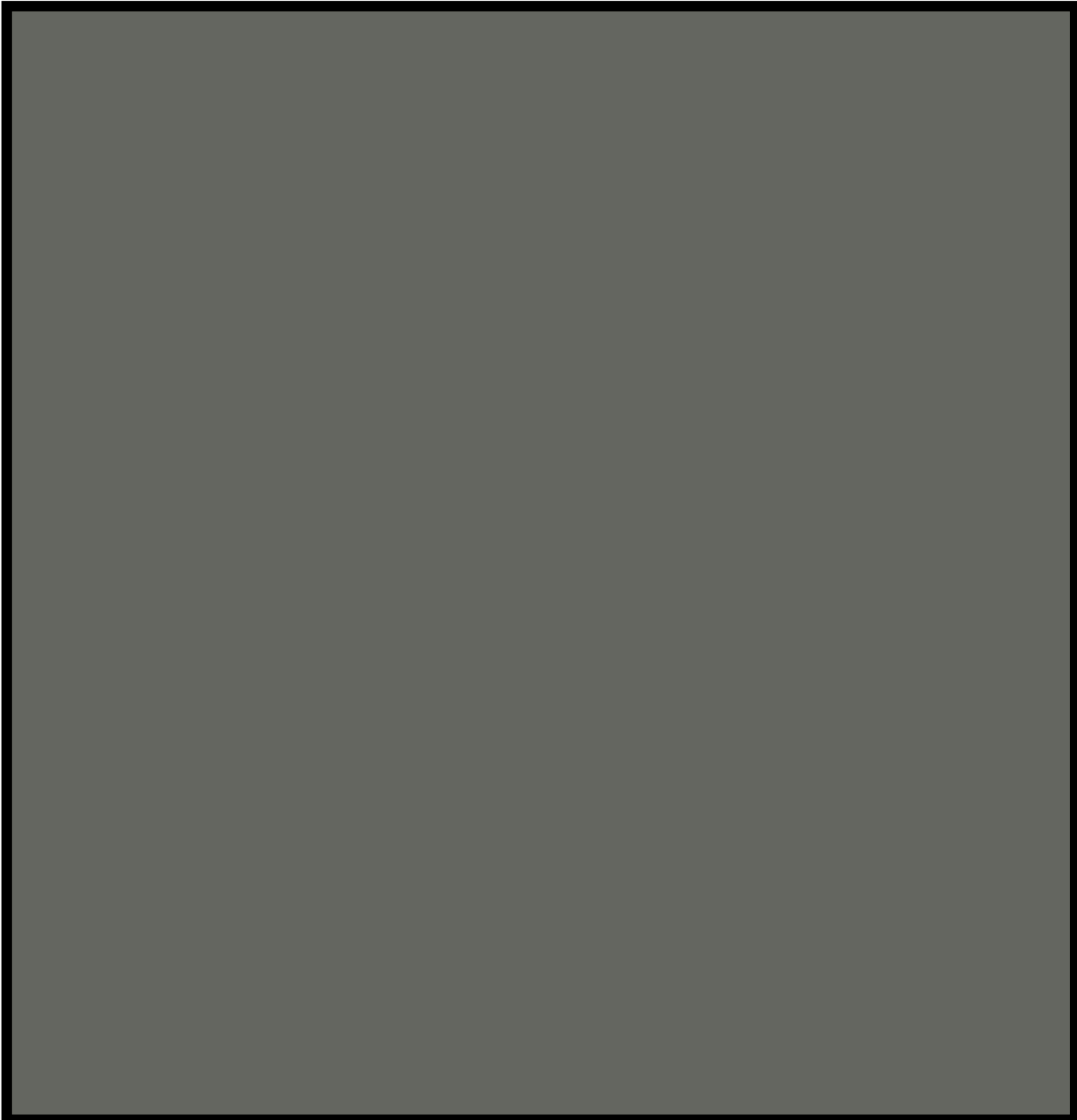
SIDING 02

PRODUCT	VINYL SIDING
MANUFACTURER	ALSIDE ARCHITECTURAL CLASSICS
STYLE	FIELDSTONE
COLOR	SHINGLE SIDING
INSTALL	GLACIER WHITE



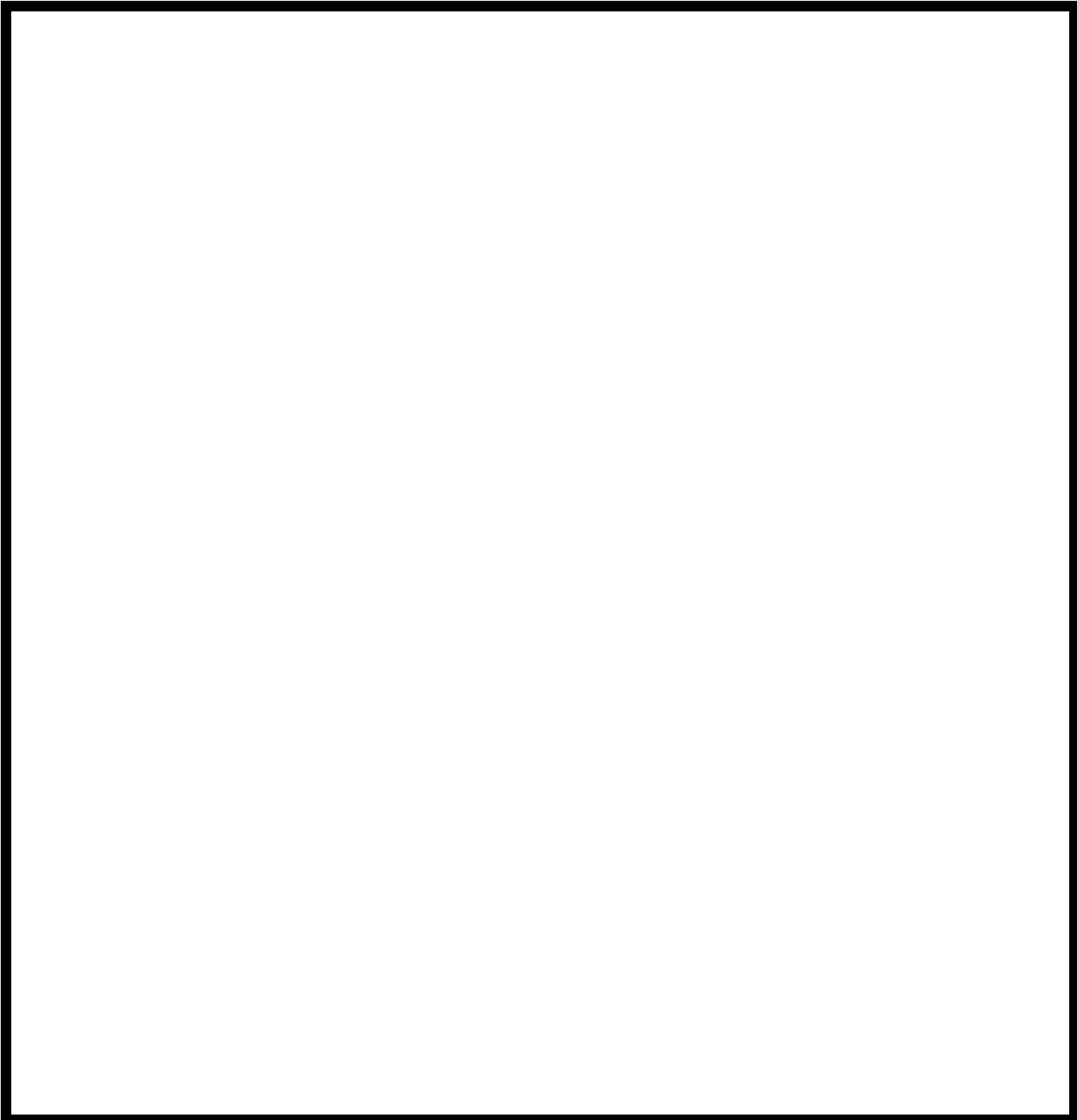
ROOF

PRODUCT	ASPHALT SHINGLE
MANUFACTURER	TAMKO
STYLE	-
COLOR	WEATHERED WOOD
INSTALL	-



SHUTTERS

PRODUCT	-
MANUFACTURER	-
STYLE	-
COLOR	NIGHT OWL (SW7061)
INSTALL	-



TRIM

PRODUCT	FIBER CEMENT
MANUFACTURER	JAMES HARDIE
STYLE	CEDAR TRIM
TEXTURE	5 / 4 SMOOTH
COLOR	ARTIC WHITE

EXHIBIT "A"

Legal Description

Parcel I:

Situated in City of Huber Heights, Inlot 161 and also part of Bethel Township situate in Section 13, Township 2, Range 9 M.Rs., City of Huber Heights, County of Miami, State of Ohio, and being part of tracts of land conveyed to Kendall Group Limited as recorded in Deed Book 732, Page 720, shown on Miami County Engineer's Record of Lots Surveys Volume 24, Page 114, and being more particularly bounded and described as follows:

Commencing for reference at a monument box (found) at the southeast corner of the southwest quarter of said Section 13, said corner being the centerline of State Route 201;

Thence along the south line of the southwest quarter of said Section 13, North eighty-four degrees thirty-eight minutes nine seconds West (N 84° 38' 09" W) for seventy-five and 00/100 feet (75.00') to an iron pin set in the West right-of-way line of said State Route 201;

Thence along the west right-of-way line of said State Route 201, North five degrees thirteen minutes twenty-three seconds East (N 05° 13' 23" E) for six hundred and 00/100 feet (600.00') to an iron pin found at the TRUE POINT OF BEGINNING of the herein described tract of land in the north line of a tract of land conveyed to The City of Huber Heights as recorded in Deed Book 731, Page 579, said tract being City of Huber Heights Inlot No. 162;

Thence along the north line of said City of Huber Heights land, North eighty-four degrees thirty-eight minutes nine seconds West (N 84° 38' 09" W) for seven hundred ten and 00/100 feet (710.00') to an iron pin set;

Thence over said Inlot 161 on a new division line for the following nine (9) courses:

1. North five degrees thirteen minutes twenty-three seconds East (N 05° 13' 23" E) for six hundred forty-six and 38/100 feet (646.38') to an iron pin set;
2. North fifty degrees thirteen minutes twenty-three seconds East (N 50° 13' 23" E) for thirty-nine and 42/100 feet (39.42') to an iron pin set in the south line of a proposed right-of-way;
3. along said proposed right-of-way line on a non-tangent curve to the left with a radius of one hundred two and 00/100 feet (102.00') for an arc distance of one hundred two and 92/100 feet (102.92'), (chord bearing South sixty-eight degrees forty-one minutes three seconds East (S 68° 41' 03" E) for ninety-eight and 61/100 feet (98.61'), delta angle of said curve being fifty-seven degrees forty-eight minutes fifty-two seconds (57° 48' 52"')) to an iron pin to be set by M-E Companies at a point of reverse curvature;
4. along said proposed right-of-way line on a curve to the right with a radius of one hundred thirty-eight and 00/100 feet (138.00') for an arc distance of one hundred thirteen and 34/100 feet (113.34'), (chord bearing South seventy-four degrees three minutes forty-three seconds East (S 74° 03' 43" E) for one hundred ten and 18/100 feet (110.18'), delta angle of said curve being forty-seven degrees three minutes thirty-one seconds (47° 03' 31"')) to an iron pin to be set by M-E Companies at a point of tangency;
5. along said proposed right-of-way line, South fifty degrees thirty-one minutes fifty-eight seconds East (S 50° 31' 58" E) for sixty-one and 99/100 feet (61.99') to an iron pin to be set by M-E Companies at a point of curvature;
6. along said proposed right-of-way line on a curve to the left with a radius of one hundred eighty-seven and 00/100 feet (187.00') for an arc distance of two hundred three and 64/100 feet (203.64'), (chord bearing South eighty-one degrees forty-three minutes forty-eight seconds East (S 81° 43' 48" E) for one hundred ninety-three and 73/100 feet (193.73'), delta

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EXHIBIT "A"

Legal Description

angle of said curve being sixty-two degrees twenty-three minutes forty-one seconds ($62^{\circ} 23' 41''$) to an iron pin to be set by M-E Companies at a point of tangency;

7. along said proposed right-of-way line, North sixty-seven degrees four minutes twenty-two seconds East ($N 67^{\circ} 04' 22''$ E) for seventy-seven and $72/100$ feet ($77.72'$) to an iron pin to be set by M-E Companies at a point of curvature;

8. along said proposed right-of-way line on a curve to the right with a radius of eighty-eight and $00/100$ feet ($88.00'$) for an arc distance of sixty-two and $78/100$ feet ($62.78'$), (chord bearing North eighty-seven degrees thirty minutes forty-two seconds East ($N 87^{\circ} 30' 42''$ E) for sixty-one and $46/100$ feet ($61.46'$), delta angle of said curve being forty degrees fifty-two minutes forty-one seconds ($40^{\circ} 52' 41''$)) to an iron pin set by M-E Companies at a point of compound curvature;

9. along said proposed right-of-way line on a curve to the right with a radius of one hundred eighty-eight and $00/100$ feet ($188.00'$) for an arc distance of one hundred thirty-one and $57/100$ feet ($131.57'$), (chord bearing South fifty-one degrees fifty-nine minutes fifty-nine seconds East ($S 51^{\circ} 59' 59''$ E) for one hundred twenty-eight and $90/100$ feet ($128.90'$), delta angle of said curve being forty degrees five minutes fifty-six seconds ($40^{\circ} 05' 56''$)) to an iron pin to be set by M-E Companies in the west right-of-way line of said State Route 201; thence along the west right-of-way line of said State Route 201 for the following two (2) courses:

1. South eight degrees thirty-two minutes forty-eight seconds West ($S 08^{\circ} 32' 48''$ W) for fifty-eight and $51/100$ feet ($58.51'$) to an iron pin found;

2. South five degrees thirteen minutes twenty-three seconds West ($S 05^{\circ} 13' 23''$ W) for four hundred ninety-nine and $71/100$ feet ($499.71'$) to the TRUE POINT OF BEGINNING.

Containing 9.966 acres, more or less.

LESS AND EXCEPT the following described property:

Situated in the State of Ohio, County of Miami, City of Huber Heights, being part of Inlot 161, 9.966-acre tract as described in deed to State Route 201, LLC, of record in Deed Book 741, Page 449, all references herein being to the records of the Recorder's Office, Miami County, Ohio as shown in Volume 57, Page 4, Miami County Engineer's Records of Land Surveys, and being more particularly described as follows:

Beginning at a rebar found at the southeasterly corner of Inlot 353, of record in Plat Book 22, Page 25, at the southwesterly corner of said Part Inlot 161 and at the northwesterly corner of Inlot 355, the northeasterly corner of Inlot 356, of record in Plat Book 22, Pages 37-37A;

Thence North $05^{\circ} 13' 23''$ East, along the westerly perimeter of said Part of Inlot 161, a distance of 646.38 feet to a rebar found;

Thence North $50^{\circ} 13' 23''$ East, continuing along said westerly perimeter, a distance of 39.25 feet to a rebar found at the northwesterly corner of said Part Inlot 161 and in the southerly right-of-way line of Carriage Trails Parkway (width varies), of record in Plat Book 22, Page 25;

Thence along said southerly right-of-way line the following courses:

1. With the arc of a non-tangent curve to the left, having a radius of 102.00 feet, a central angle of $57^{\circ} 43' 12''$, an arc length of 102.76, the chord of which bears South $68^{\circ} 43' 53''$ East, a chord distance of 98.46 feet to a rebar found at a point of reverse curvature;

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A"

Legal Description

2. With the arc of a curve to the right, having a radius of 138.00 feet, a central angle of 47° 03' 31", an arc length of 113.34 feet, the chord of which bears South 74° 03' 43" East, a chord distance of 110.18 feet to a rebar found at the point of tangency;

3. South 50° 31' 58" East, a distance of 61.99 feet to a rebar found;

Thence through said Part Inlot 161 the following courses:

1. With the arc of a non-tangent curve to the left, having a radius of 97.46 feet, a central angle of 117° 15' 12", an arc length of 199.44 feet, the chord of which bears South 72° 44' 13" West, a chord distance of 166.41 feet to an iron pin set at the point of tangency;

2. South 14° 06' 38" West, a distance of 15.66 feet to an iron pin set;

3. South 05° 13' 23" West, a distance of 512.74 feet to an iron pin set in the southerly line of said Part Inlot 161 and the northerly line of Inlot 355;

Thence North 84° 38' 09" West, along said northerly and southerly lines, a distance of 125.71 feet to the place of beginning and containing 2.024 acres of land.

Bearings herein are based on NAD 83 Ohio State Plane Coordinate System, Grid South Zone.

Iron pins set consist of a 5/8" rebar, 30" long with a plastic cap inscribed "IBI GROUP/S-6872/S7740".

This description was prepared by IBI Group, Inc. based on recent field surveys of the premises.

Parcel II:

Situate in the City of Huber Heights, Miami County, State of Ohio and being Inlot No. 1078 in Replat Part Inlot 1075 Carriage Trails, as recorded in Plat Book 25, Page 75 of Plat Record of Miami County, Ohio.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Carriage Park
Occupancy Address:	Red Buckeye & Carriage Trail Parkway

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	24-248
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	6/26/2024

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed sitework, fire department access and basic fire protection concept currently. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2024, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met. Be advised that additional questions and comments may arise as the project progresses.

Requirements:

- All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. **(Drawings are preliminary, no utilities have been shown.)**
- Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c). **(Drawings are preliminary, no utilities have been shown.)**

- If buildings are required to be sprinklered at least one fire hydrant shall be provided within 75 feet of the fire department connection for each building. Huber Heights Codified Ordinance 1521.01(e). **(Drawings are preliminary, no utilities have been shown.)**
- Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4. **(See below.)**
- A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. **(No trees, bushes, plantings, etc.)** Ohio Fire Code 507.5.5.
- If required, fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or otherwise approved by the fire code official. Ohio Fire Code 912.2.1. **(Drawings are preliminary, no utilities have been shown.)**
- If required, immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. Ohio Fire Code 912.4.
- Exterior doors and openings required by this rule, or the building code as listed in rule 1301:7-7-80 of the Administrative Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official. **(Sidewalks shall be provided to the sprinkler riser room(s).)**
- The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed. **(Building Construction Classification and Square Footage will need to be determined first. The developer's project engineer shall provide these calculations.)**
- Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions shown in Ohio Fire Code Table D 103.4.
- The turn radius for fire department vehicle access shall meet the requirements for Huber Heights Fire Division. (Radius has not been checked at this time due to scale on drawings.) Refer to Ohio Fire Code Appendix D103.3 and 503.2.4. **Provide a drawing showing the fire apparatus routes.**
- Buildings where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, shall be provided with approved aerial fire apparatus access roads. OFC Appendix D105.1. Refer to D105.2, D105.3 and D105.4 for additional requirements. Dimensions are not provided on drawings.
- One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Refer to D105.3. **(Scale appears to be incorrect and no dimensions have been provided.)**

Please reference contact information below for questions or concerns with this document.



Huber Heights Fire Division

AI-10167

7. C.

Planning Commission

Meeting Date: 07/09/2024

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, BUC-EE'S HUBER HEIGHTS, LLC, requests approval for a Minor Change to the Detailed Development Plan for a 125' tall highway-oriented pylon sign (MC 24-09).

Purpose and Background

Attachments

Staff Report

Decision Record

Sign Package

Sign Analysis

Memorandum

Staff Report for Meeting of July 9, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: July 2, 2024

Subject: DDP 24-09 Buc-ee's Pylon Sign Approval
Application dated June 20, 2024

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Buc-ee's Huber Heights, LLC – Applicant / Owner

DEVELOPMENT NAME: Buc-ee's Huber Heights

ADDRESS/LOCATION: 8000 St. Route 235

ZONING/ACREAGE: PC – Planned Commercial / 38.96 Acres

EXISTING LAND USE: Vacant / Agricultural

ZONING

ADJACENT LAND: North: I-1
East: Agricultural use (Clark County)
West: I-1 & PC
South: Highway use (I-70)

REQUEST: The applicant requests approval of a 125' tall highway-oriented pylon sign.

ORIGINAL APPROVAL: Detailed Development Plan was approved May 14, 2024, but approval did not include the pylon sign.

APPLICABLE HHCC: Chapter 1171, 1176, 1181, 1182, 1189

CORRESPONDENCE: In Favor – None received
In Opposition – None received.

STAFF ANALYSIS AND RECOMMENDATION:**Overview:**

The applicant seeks to construct a new 74,000 SF Buc-ee's travel center on approximately 39 acres at the northeast corner of the I-70 and SR-235. At the May 14th meeting, Buc-ee's received approval of the detailed development plan including building signs. The pylon sign was not included in the application because Buc-ee's wanted additional time to field verify the minimum height necessary for the pylon sign to be visible to motorists and not obstructed by trees along I-70.

Balloon Test Results

A representative from Buc-ee's performed the balloon test on June 4th by tethering a weather balloon at various heights to determine the minimum height necessary for the sign to be seen by motorists on I-70 before they get to the highway exit.

The weather balloon was visible to westbound traffic at a height of 125-feet. The trees obstructing the west bound view are located off-site. The weather balloon was not visible to eastbound traffic until a height of 165-feet. Results of the test are included with this report.

Applicable Zoning Regulations

The applicable zoning chapters include 1171 General Provisions, 1176 Planned Commercial District, and 1181 General Provisions. The relevant sections are cited and discussed below:

1171.09 - Detailed development plan.

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

- (a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.*
- (b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards and regulations.*

The staff analysis addresses the sign elements of the Detailed Development Plan and standards for approval.

Staff Analysis

The approved BDP Ordinance has the following conditions:

1. The applicant shall assess the health of the existing trees along the site's perimeter that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.
2. The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.
3. Signs shall conform with Chapter 1189, unless otherwise approved in the Detailed Development Plan by the Planning Commission.
4. Permitted uses shall be those listed as permitted uses in Section 1176.01, except the following are prohibited:
 - Vehicle sales, rental or service
 - Sweepstakes Cafes
 - Short-term lenders (pay-day lenders, loans against auto titles, etc.)
 - Dry cleaners
 - Outdoor sales and storage, unless approved by the Planning Commission

Conformance with Zoning Regulations

Conformance with the approved conditions of the BDP:

Signs shall conform with Chapter 1189, unless otherwise approved in the Detailed Development Plan by the Planning Commission.

Signage

The building signs and fueling canopy signs were previously approved by the Planning Commission.

Most of the highway-oriented signs along I-70 are around 80-feet to 100-feet tall. Largely, this is the minimum height necessary to be visible due to the trees along I-70. Most recently, the BZA granted a variance to Casey's General Store for an 85-foot-tall sign (the zoning code permitted 60-feet). The variance BZA granted was the minimum height necessary for the sign to be seen above the trees in Carriage Hill MetroPark.

Buc-ee's is requesting a 125-foot-tall sign, which based on the balloon test, is the minimum height necessary to be seen above the trees. Since this is a Planned Commercial District, the Planning Commission has great latitude in approving signage.

Staff Analysis

The balloon test location was just north of the pond and the applicant is requesting the pylon sign be constructed south of the pond, closer to the highway. While this may improve the sign visibility, there are off-site tall trees that will likely reduce visibility in the summer months.

The tree grove on city-owned land just east of Freightliner poses a particular hardship for sign visibility at the Buc-ee's site. The city-owned site is a wetland, which makes trimming the trees difficult.

Based on the results of the balloon test and field observations, staff believes a 125-foot-tall sign is likely the minimum height necessary to be visible to motorists on 1-70. Fortunately, there are no residentially zoned properties in close proximity to the site, and most near-by land uses are industrial or agricultural.

This site is located within the Wright-Patterson Zoning Overlay District. WPFB staff have reviewed the proposed sign location and height, and informed city staff it will not interfere with flight operations.

Additional Comments:

Fire: No comments received.

City Engineer: No comments received.

STAFF RECOMMENDATION

Based on the balloon test results and field observations, staff believes a 125-foot-tall sign is likely the minimum height necessary to be visible to motorists on 1-70. Therefore, staff recommends approval of the pylon sign as illustrated in the plans dated June 20, 2024.

Planning Commission Action

The Planning Commission may take the following actions with a motion:

- 1) Approve the revised sign plans with or without conditions.
- 2) Deny the revised sign plans (the Commission should state the specific reasons for denial); or
- 3) Table the application.



BALLOON SIGHTING AERIAL

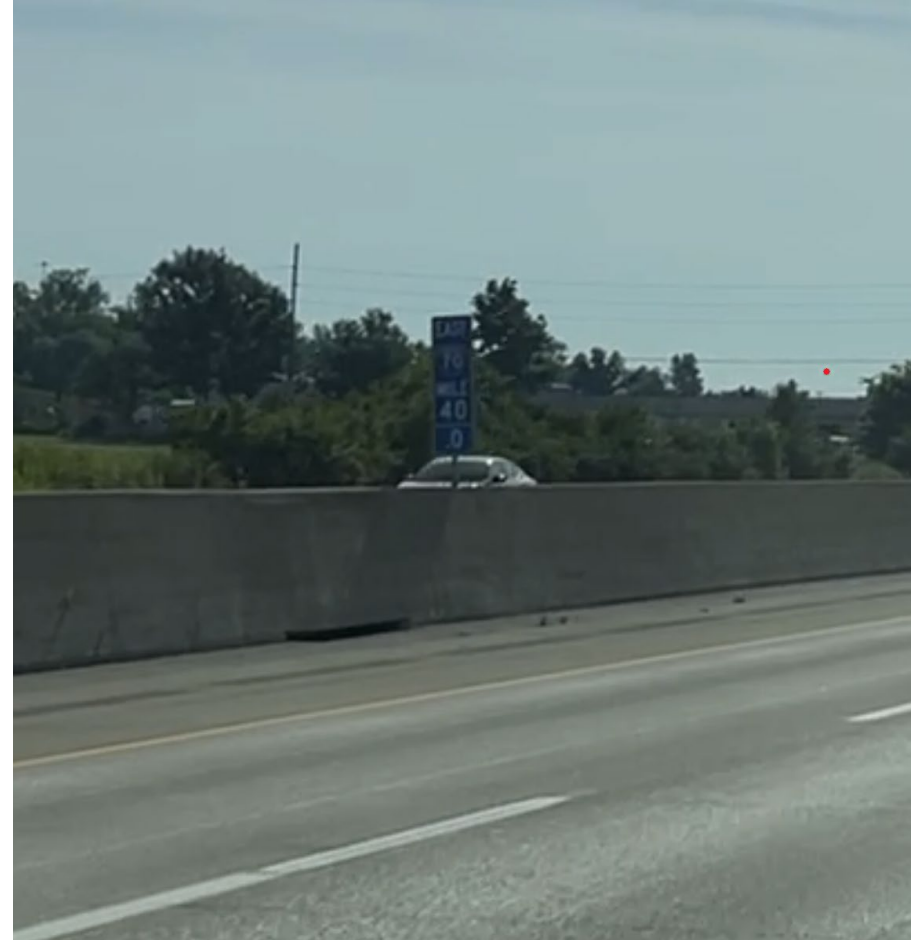
East Bound: Balloon could not be seen until at a height of 165' and it was limited

West Bound: Balloon at a height of 125' can be seen; will require trimming/clearing of property to east

First Sight of Balloon at 165' Traveling East Bound



Last Sight

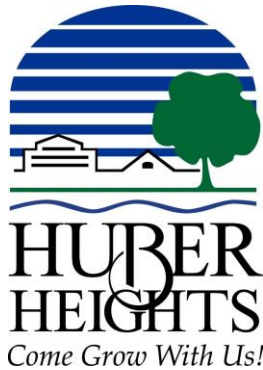


First Sight of Balloon at 125' Traveling West Bound



Last Sight





Planning Commission Decision Record

WHEREAS, on June 20, 2024, the applicant, Buc-ee's Huber Heights, LLC, requested approval of a Minor Change to the Detailed Development Plan for a 125' tall highway-oriented pylon sign. Property is located at 8000 State Route 235, further identified as Parcel Numbers P70 03903 0006, P70 03903 0052, and P70 03903 0048 of the Montgomery County Auditor's Map (Case DDP 24-09), and;

WHEREAS, on July 9, 2024, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, Buc-ee's Huber Heights, LLC, for approval of a Minor Change to the Detailed Development Plan for a 125' tall highway-oriented pylon sign. Property is located at 8000 State Route 235 (Case DDP 24-09), in accordance with the recommendation of Staff's Memorandum dated July 2, 2024, with the following conditions:

1. Approve as submitted.

Seconded by. Roll call showed: YEAS: . NAYS: Motion to recommend approval carried

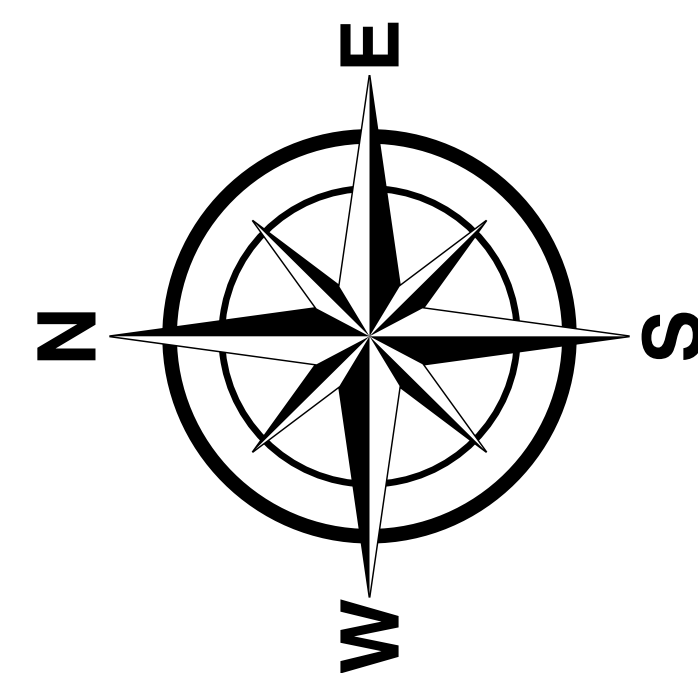
Terry Walton, Chair
Planning Commission

Date



BUC-EE'S

Interstate Highway 70 & Alt IH-70 Huber Heights, OH



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Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

Project ID#: **136748**
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

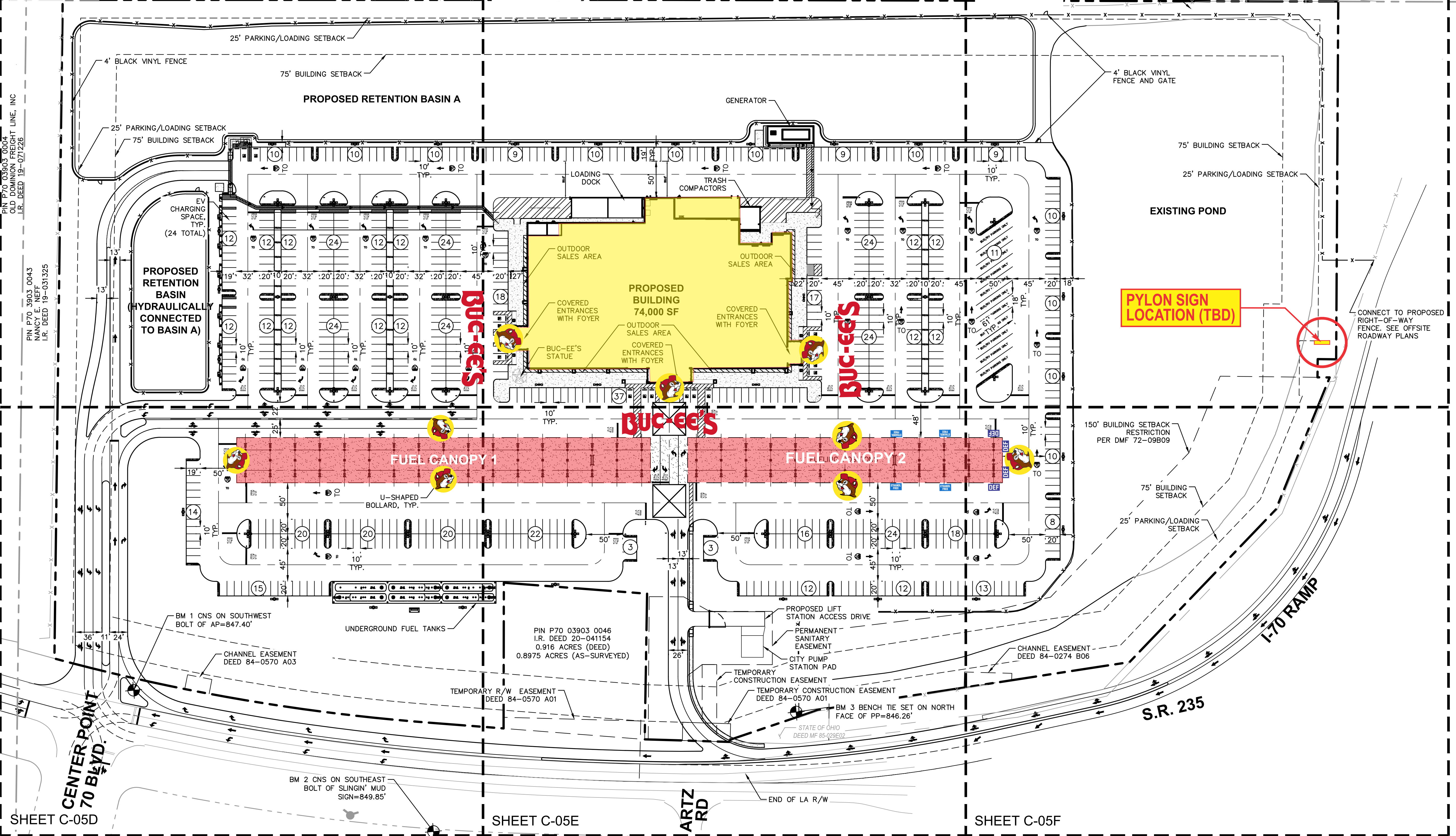
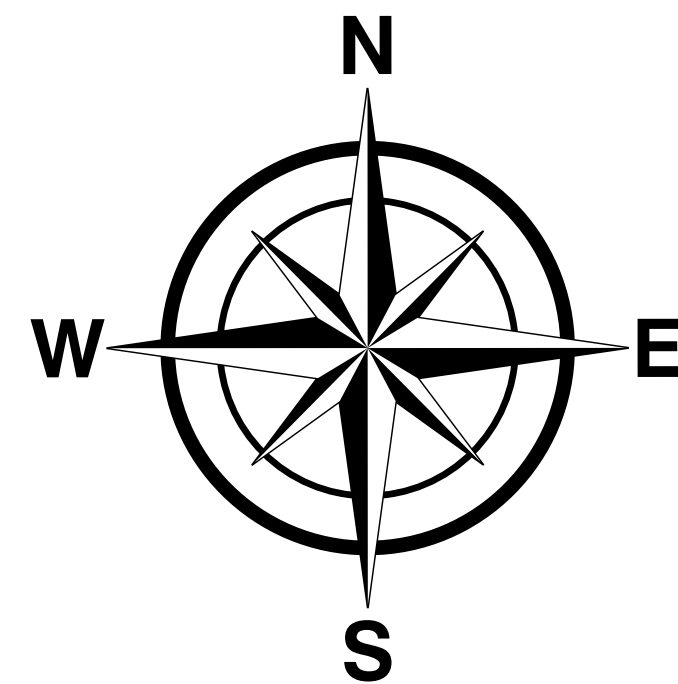
REVISION
R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 &7
R1 05/02/24 JR - Updated site plan

Aerial
SG-01

SHEET C-05A

SHEET C-05B

SHEET C-05C



NEW SITE PLAN

SCALE: 1/64"=1'-0"



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Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

Project ID#: 136748
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

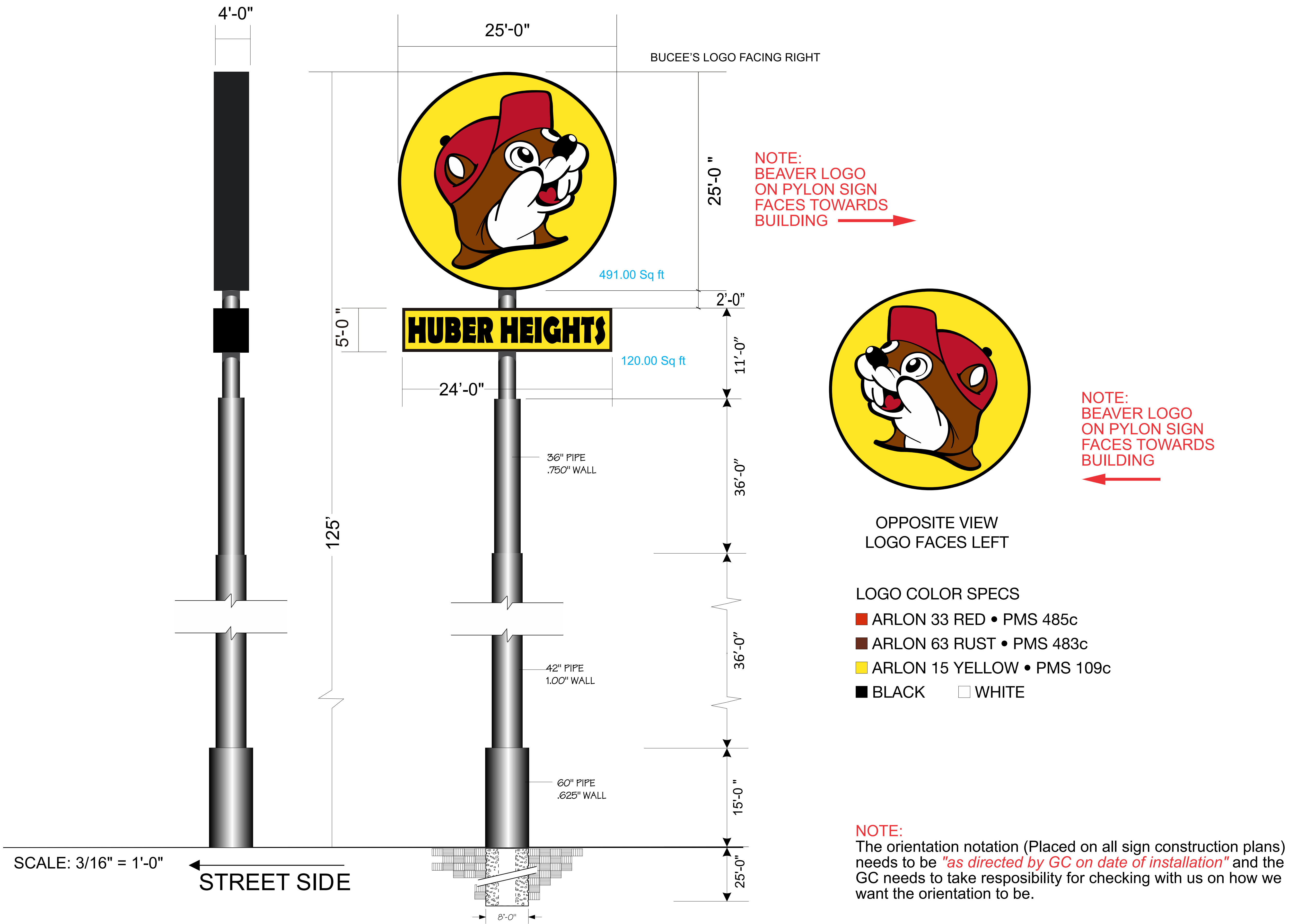
REVISION
R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 &7
R1 05/02/24 JR - Updated site plan

Site Plan
SG-02

611.00 SQ. FT.

25' LOGO &
5'-0" x 24'-0" HUBER HEIGHTS PANEL
125' OAH

NOTE: PYLON SIGN
LOCATION TO BE
DETERMINED



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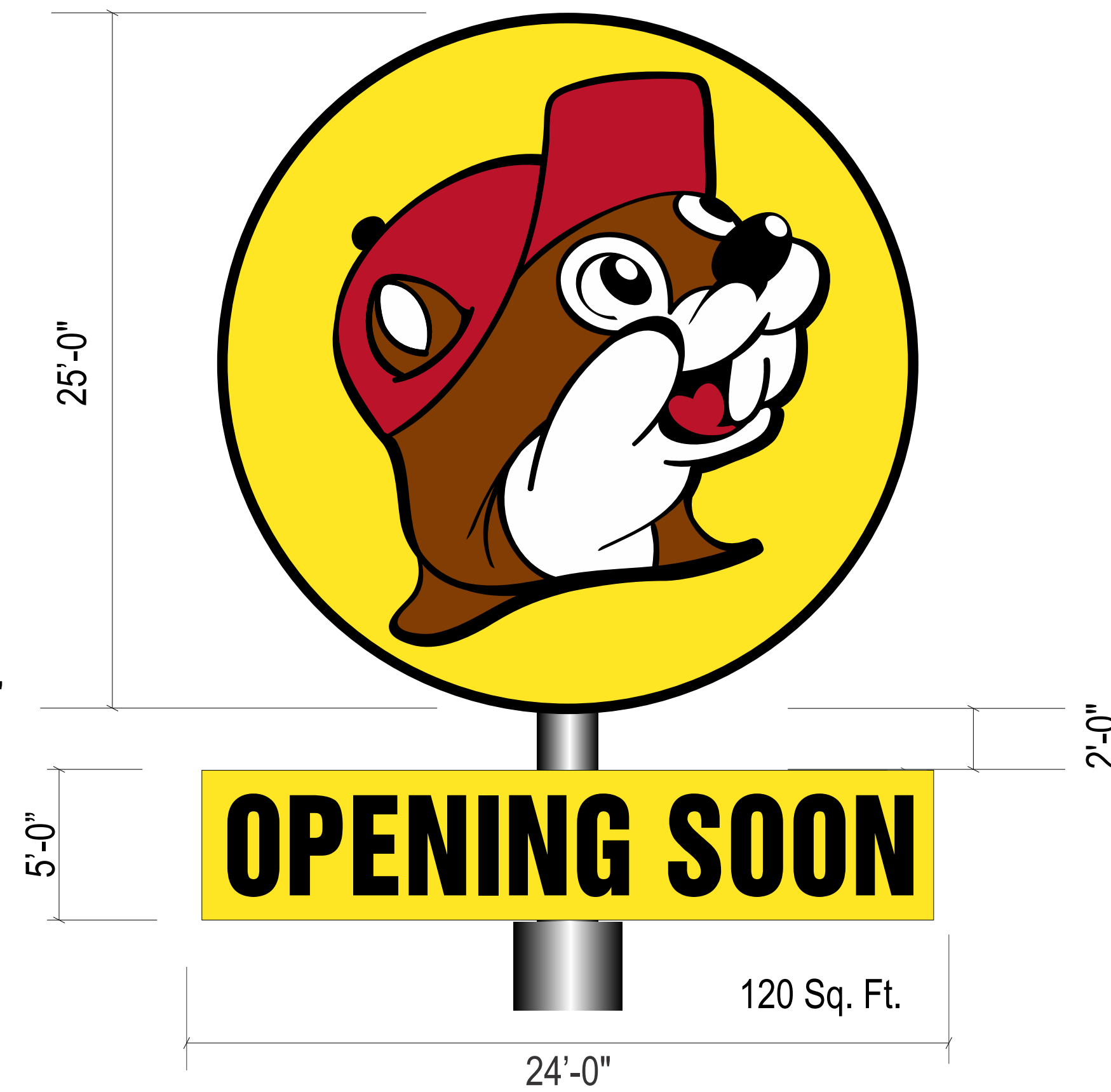
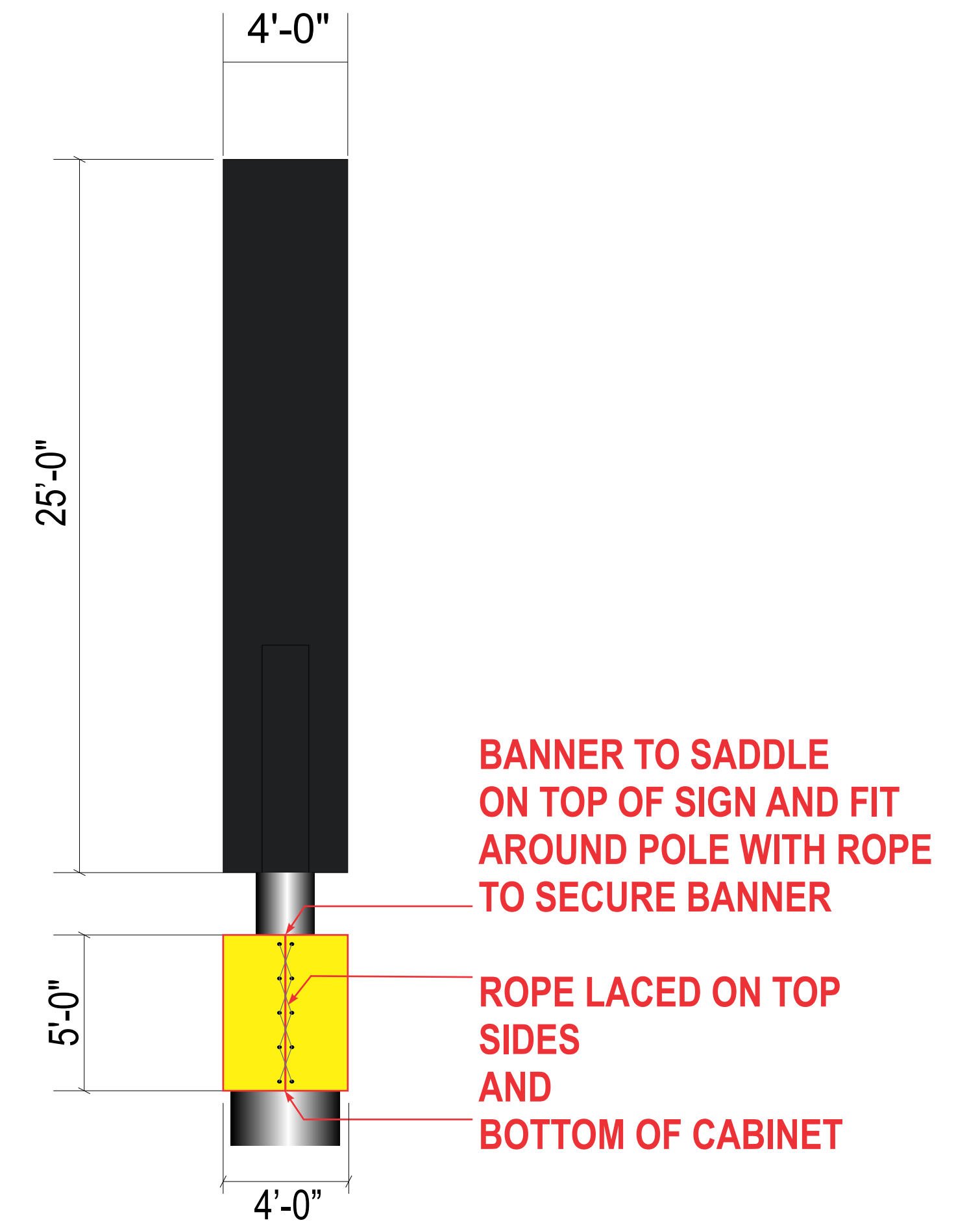
Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

Project ID#: 136748
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

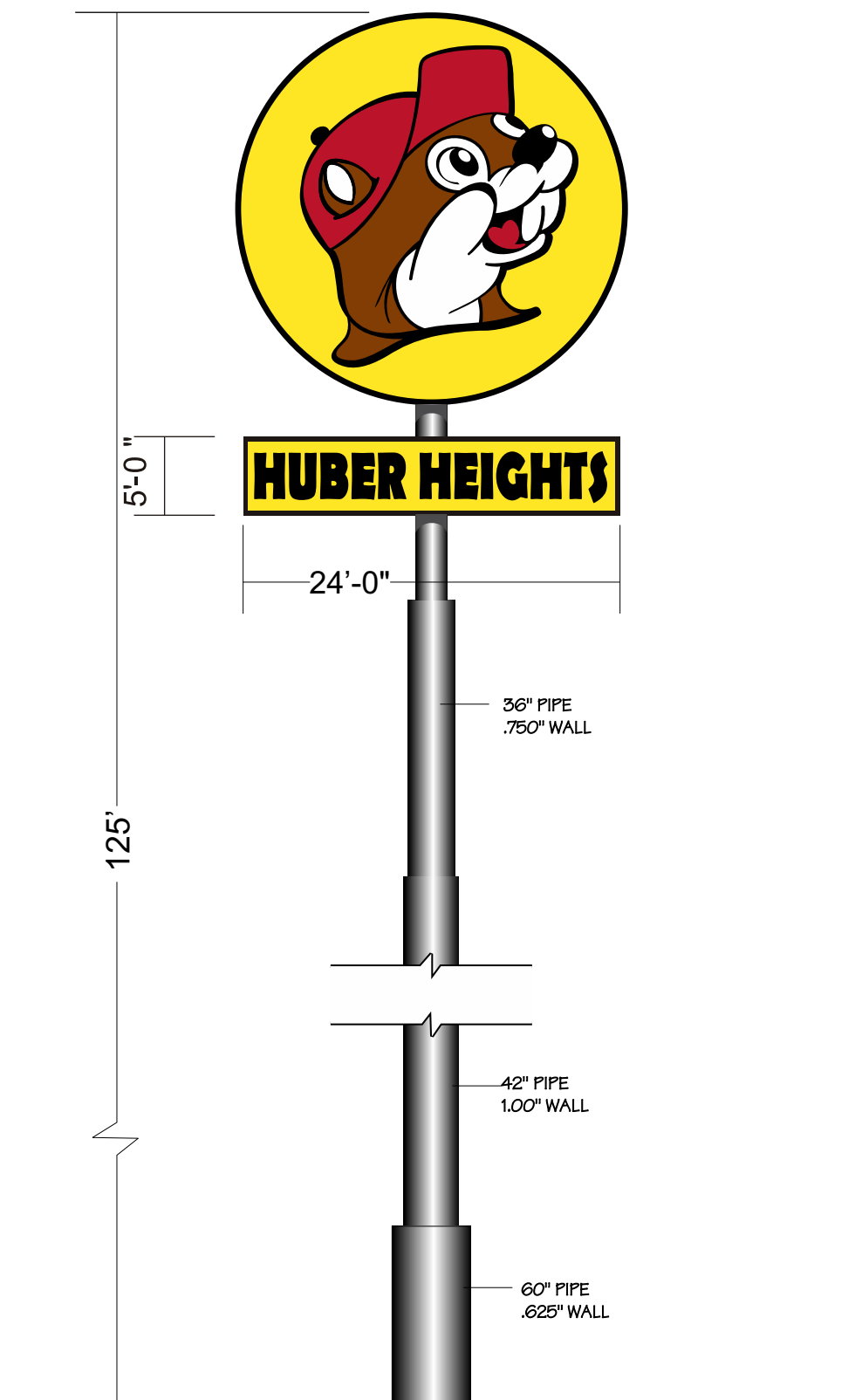
REVISION
R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 &7
R1 05/02/24 JR - Updated site plan

Pylon Sign
SG-03

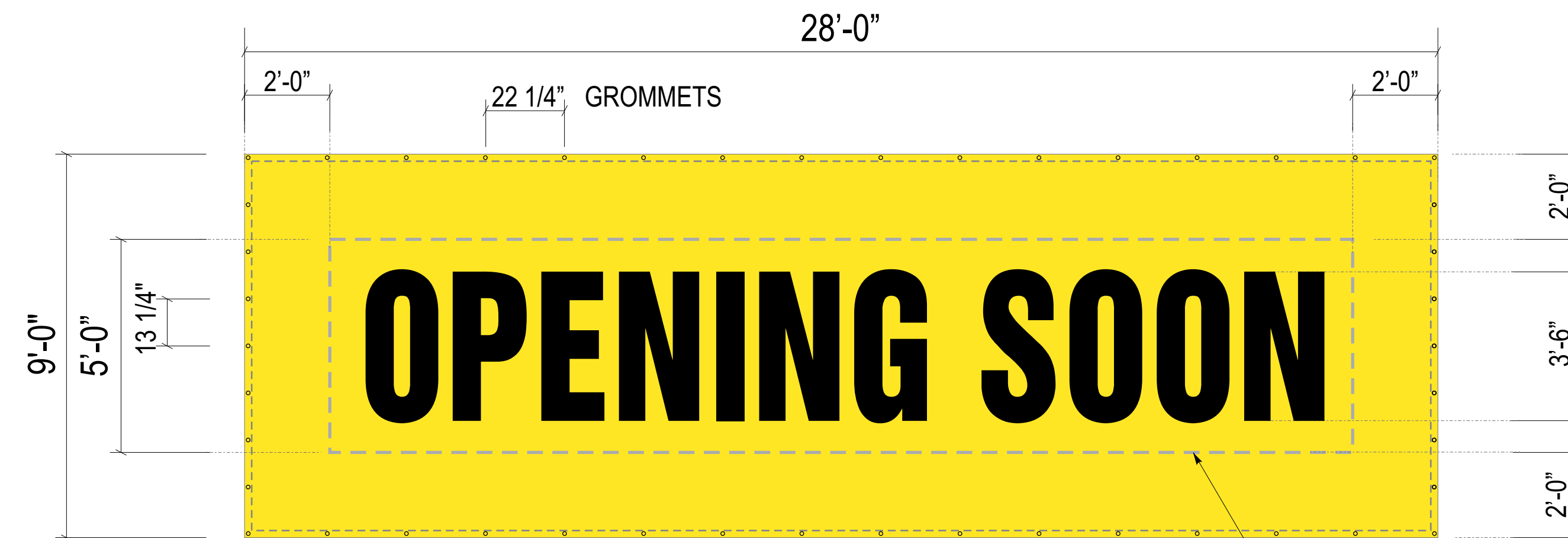
**25' LOGO &
5'-0" X 24'-0" NAME CABINET
100' OAH**



END VIEW
SCALE: 1/4" = 1'-0"



ELEVATION VIEW
SCALE: 3/32" = 1'-0"



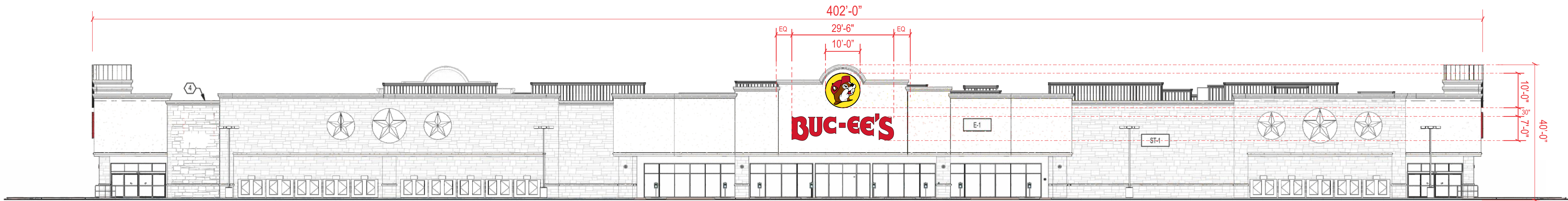
SADDLE MOUNTED BANNER
SCALE: 3/8" = 1'-0"

**MFG AND INSTALL TWO (2) FLEX MATERIAL BANNERS
HEMMED WITH GROMMETS TO SADDLE OVER TOP OF CABINET
AND WRAPPED AROUND BOTH SIDES LACE TIED AROUND POLE
WITH ROPE ON TOP, BOTTOM AND SIDES**

 ARLON 15 YELLOW • PMS 109c
 ARLON 22 BLACK

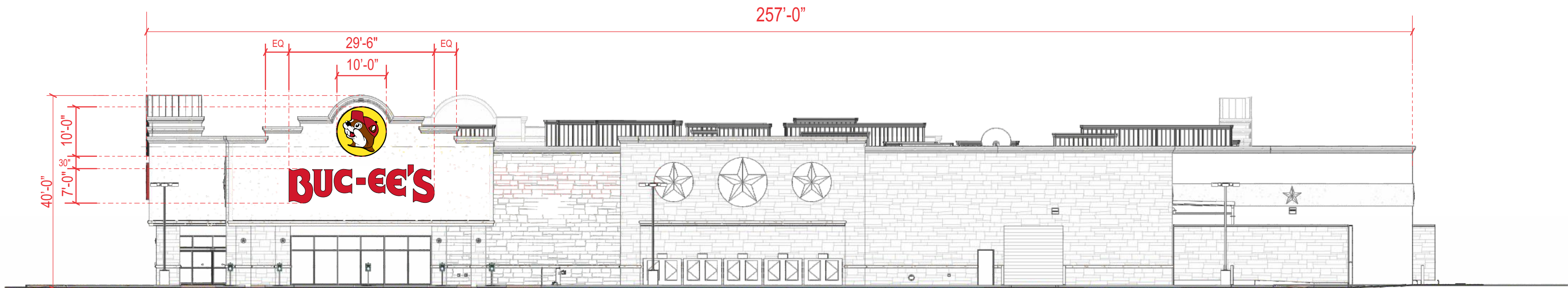
LOGO:
78.50 SQ. FT. (ea.)

BUC-EE'S:
206.42 SQ. FT. (ea.)



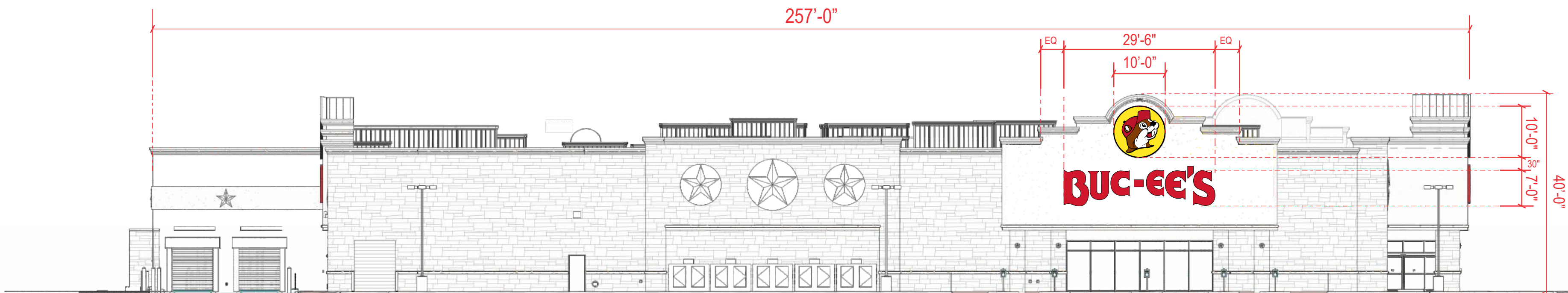
1 EXTERIOR ELEVATION - MAIN ENTRANCE / WEST

1/16" = 1'-0"



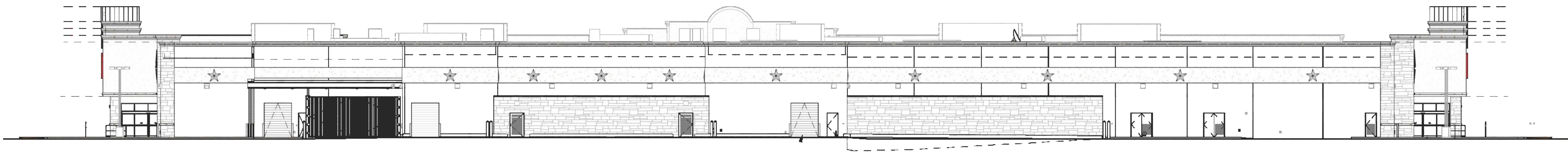
2 EXTERIOR ELEVATION - CONVENIENCE ENTRANCE / SOUTH

1/16" = 1'-0"



3 EXTERIOR ELEVATION - MERCHANDISE ENTRANCE / NORTH

1/16" = 1'-0"



4 EXTERIOR ELEVATION - MAIN ENTRANCE / EAST

1/16" = 1'-0"



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Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

Project ID#: **136748**
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

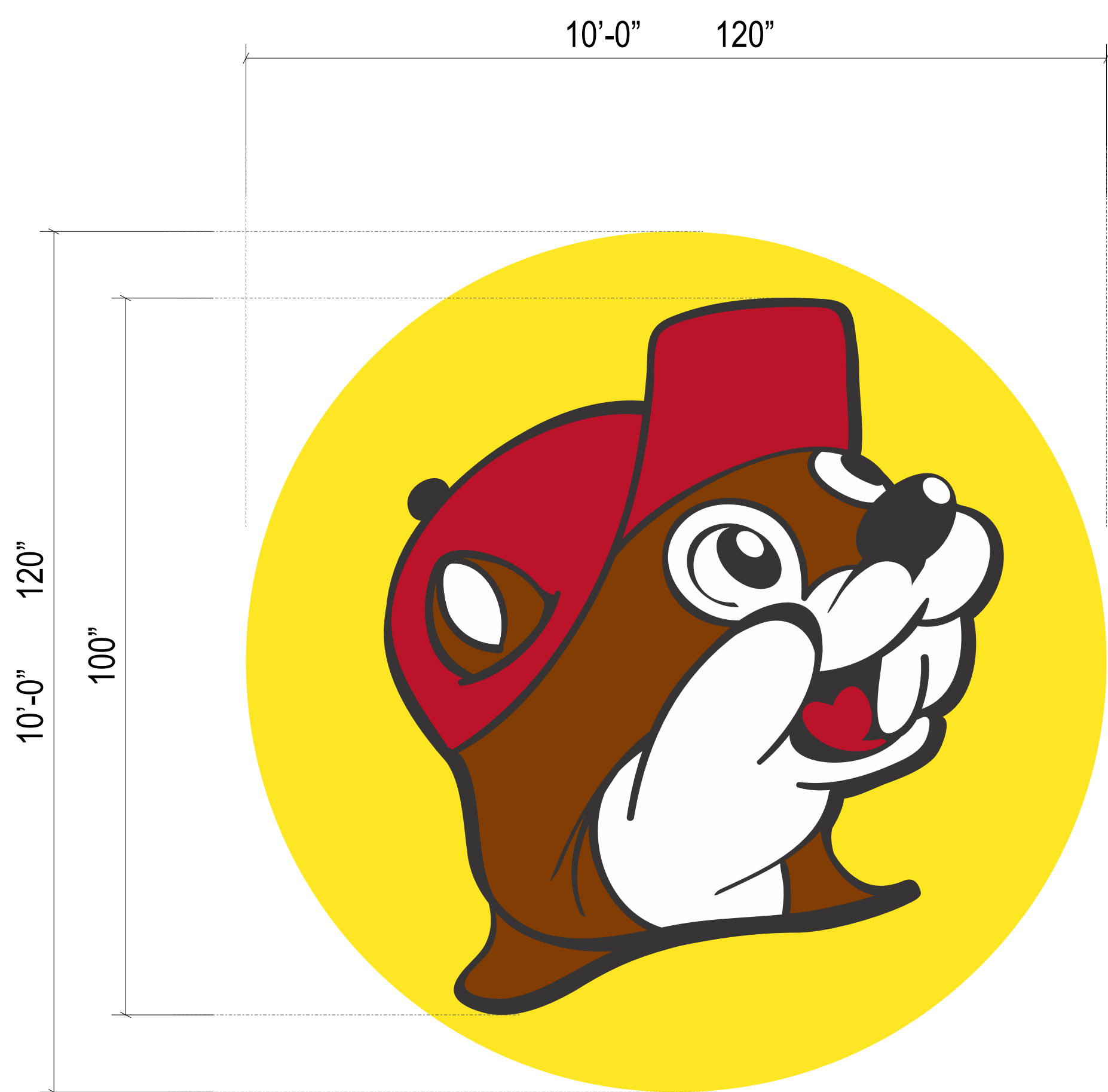
REVISION

R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 &7
R1 05/02/24 JR - Updated site plan

Building Elevations
SG-05

78.50 SQ./FT. (ea.)

SCALE: 3/4" = 1'-0"

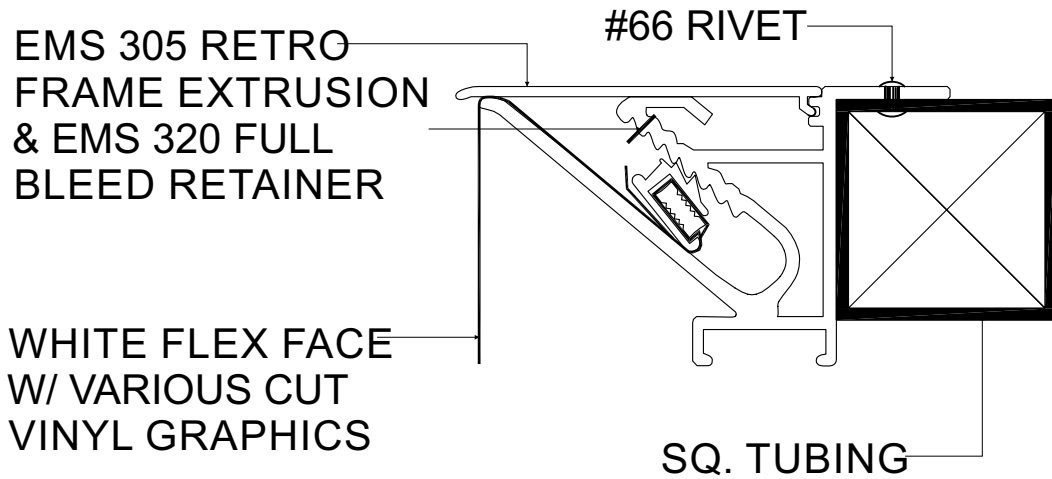


MFG. & INSTALL
TWO (2) RIGHT FACING LOGOS
TO BE INSTALLED ON THE
FRONT & LEFT ELEVATION



MFG. & INSTALL
ONE (1) LEFT FACING LOGOS
TO BE INSTALLED ON THE
RIGHT ELEVATION

FLEX FACE RETRO FRAME - DETAIL



FULL BLEED FLEX FACES
INSTALLED USING EMS
ALUM. EXTRUSION

WHITE FLEX FACES
W/ CUT VINYL GRAPHICS
AS PER COLOR KEY

1½"x 1½" T.S. ALUM.
FRAME & UPRIGHTS

Single Sided WHITE
GE Tetra Power Strip

GE -Power supply

10'-0" LOGO CABINET DETAIL - NTS

Electrical Detail:

- White LEDs
- (X) 60w Power Supplies
- Total Amps: X.XX
- (1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
- The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

ELECTRICAL REQUIREMENTS

- 10' Single Face Cabinet
- (1) 120 volt circuit
- (1) @ 2.13 amps per cabinet

COLOR SPECS

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- ARLON 22 BLACK □ WHITE

MFG. & INSTALL:

THREE (3) INTERN. ILLUM. CABINETS W/ FLEX FACES

FACE: FULL BLEED WHITE FLEX FACE W/ CUT
VINYL GRAPHICS AS PER COLOR KEY

RETURNS: ALUM., 12 DEEP PTD. BLACK

BACKS: ALUM. PTD. BLACK

ILLUMINATION: GE TETRA MAX POWER STRIP

INSTALLATION: FLUSH MOUNT TO WALL FASCIA



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Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

Project ID#: **136748**
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

REVISION

- R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 & 7
- R1 05/02/24 JR - Updated site plan

Building Logo
SG-06

206.42 SQ./FT.

SCALE: 1/2" = 1'-0"



Electrical Detail:

- White LEDs
- (X) 60w Power Supplies
- Total Amps: X.XX
- (1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
- The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

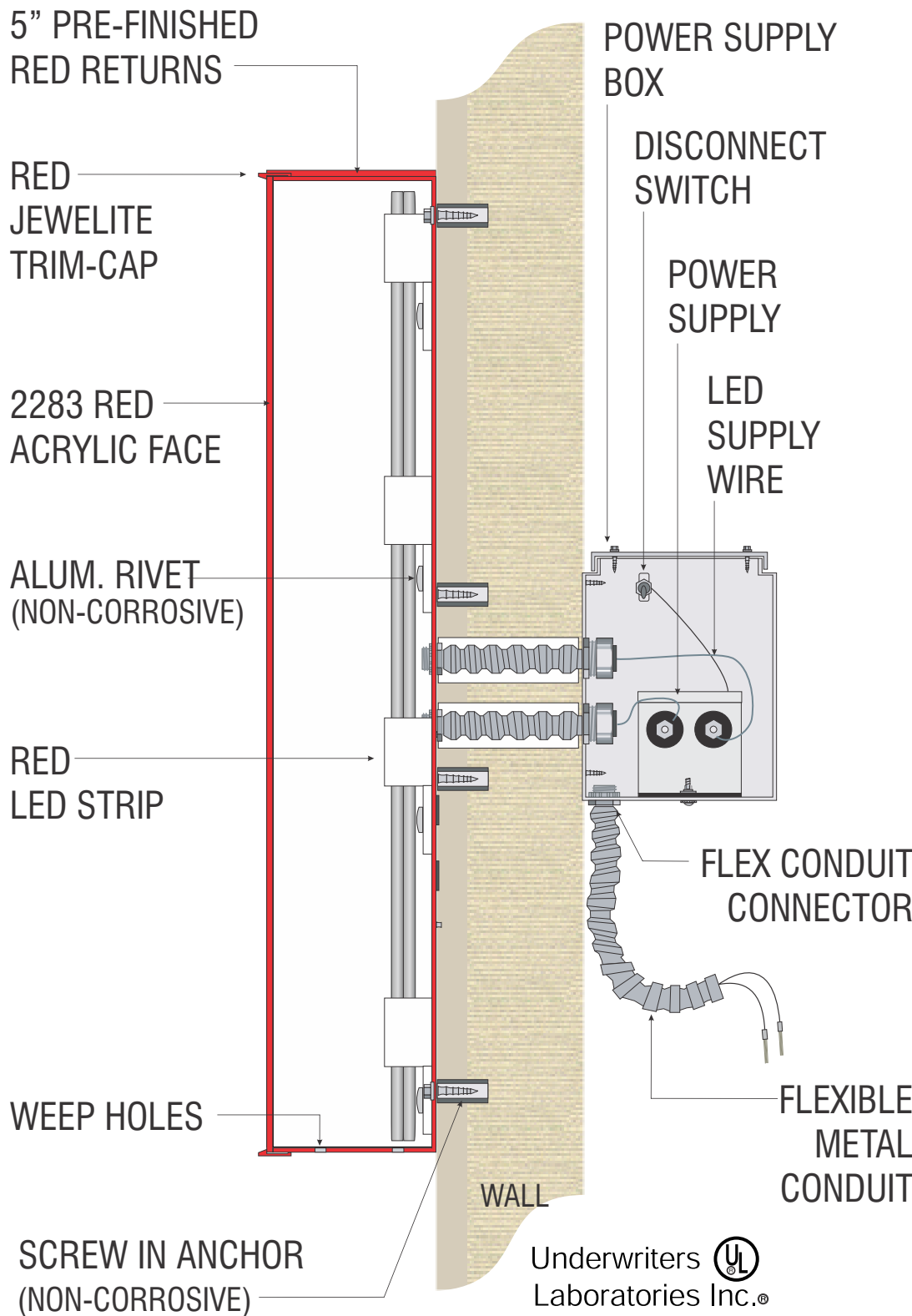
MFG. & INSTALL:
THREE (3) SETS OF 7 INTERN. ILLUM. RED LED CHANNEL LETTERS,
BUC-EE S TO BE INSTALLED ONTO THE WEST & SOUTH ELEVATIONS

FACES: 2283 RED ACRYLIC
TRIMCAP: 2 RED JEWELITE
RETURNS: 5 DEEP ALUM. PRE-FINSHED RED
BACKS: ALUM. PTD. RED
LIGHTING: RED LED
INSTALL: FLUSH MOUNTED ON WALL FASCIA

COLOR SPECS
■ 2283 RED ACRYLIC
■ 2 RED TRIM-CAP
■ 5 PRE-FINSHED RED RETURNS

ELECTRICAL REQUIREMENTS

- 7' Set of Channel letters
- (1) 120 volt circuit
- (1) @ 5 amps per set of letters



CHANNEL LETTERS FLUSH MOUNTED
W/ REMOTE POWER SUPPLY(S)



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Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

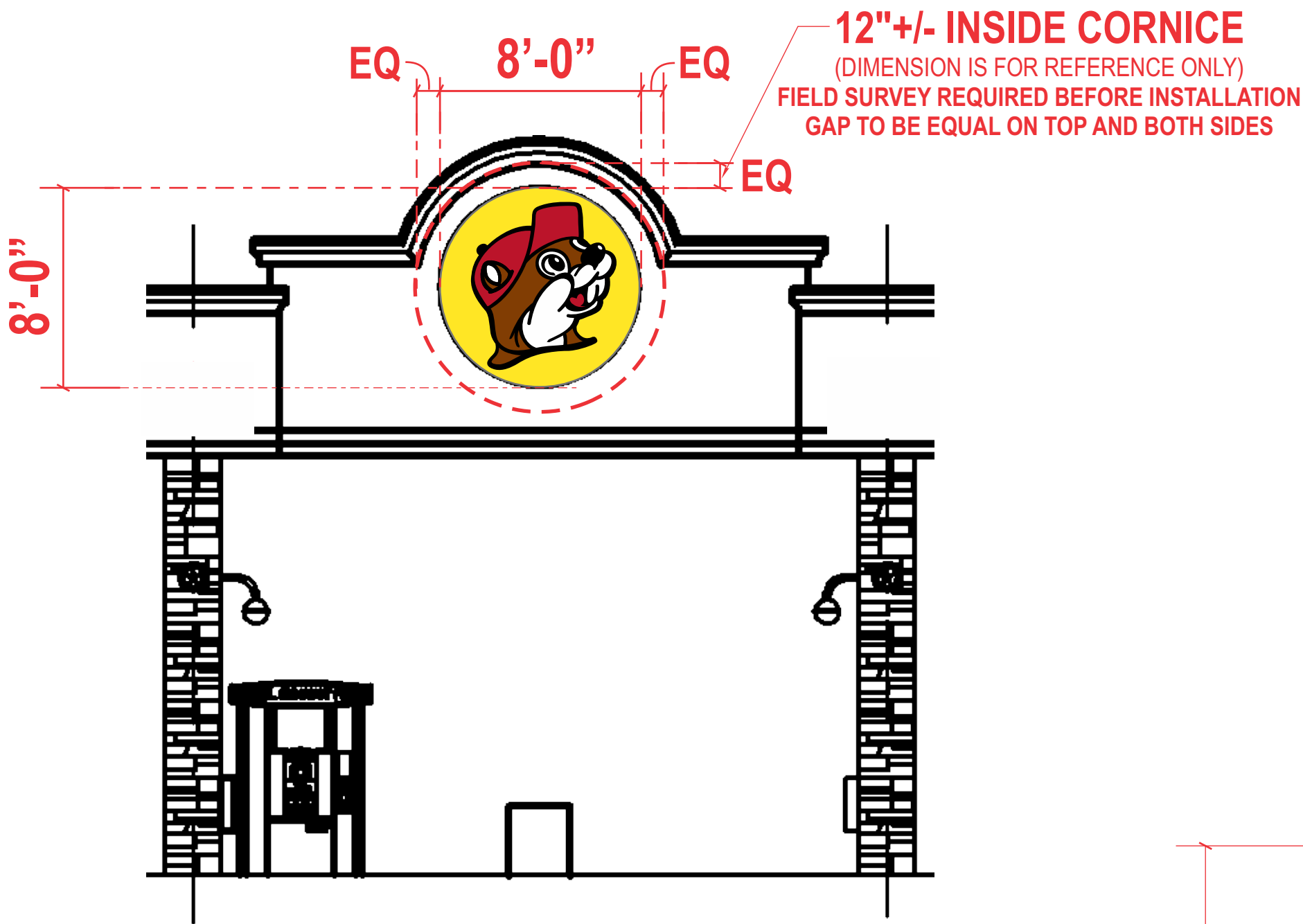
Project ID#: 136748
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

REVISION
R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 &7
R1 05/02/24 JR - Updated site plan

Channel Letters
SG-07

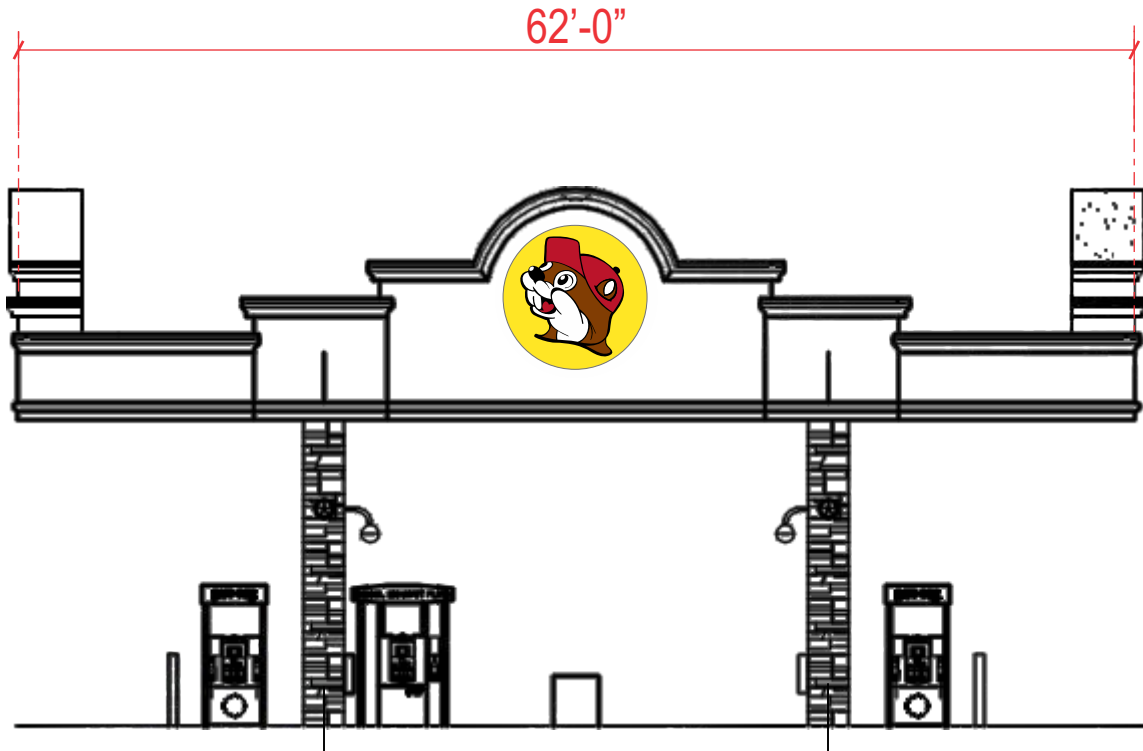
LOGO:
50.24 SQ. FT. (ea.)

FUEL CANOPY 1

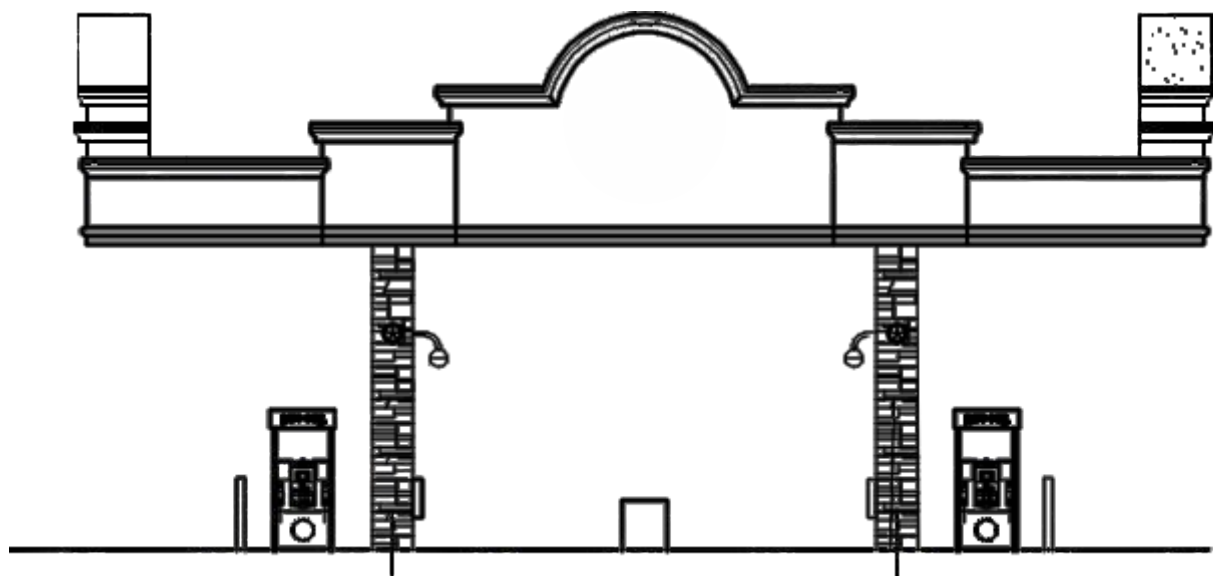


CANOPY LOGO DETAIL (TYP.)
SCALE: 3/16"=1'-0"

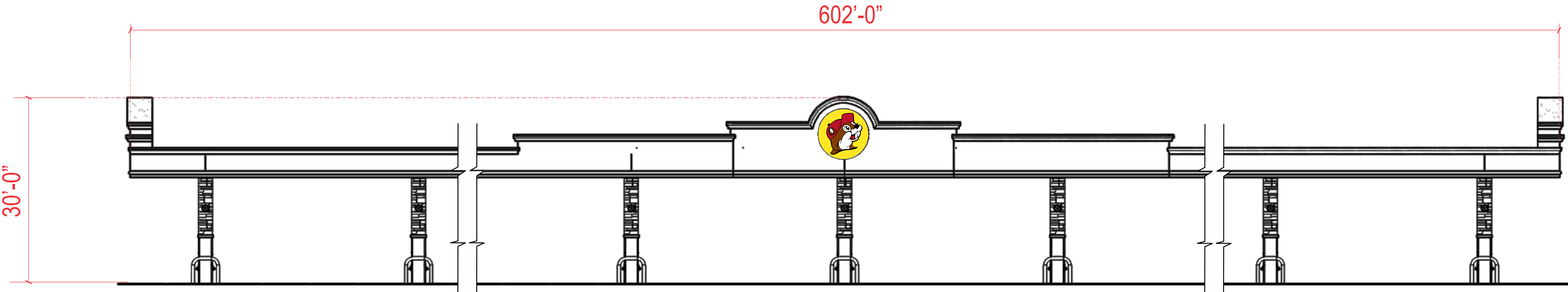
NOTE: 12" IS FOR REFERENCE ONLY. LOGO IS TO BE PLACED AS PRESENTED IN DRAWING. THE GAP BETWEEN BOTH LEFT AND RIGHT IS TO BE EQUAL DISTANCE FROM THE TOP. SAME AS LEFT AND RIGHT SIDE. THE AREA AROUND THE LOGO TO BE EQUAL AROUND THE ARCH.



1 FUEL CANOPY 1 - NORTH ELEVATION 3/32" = 1'-0"

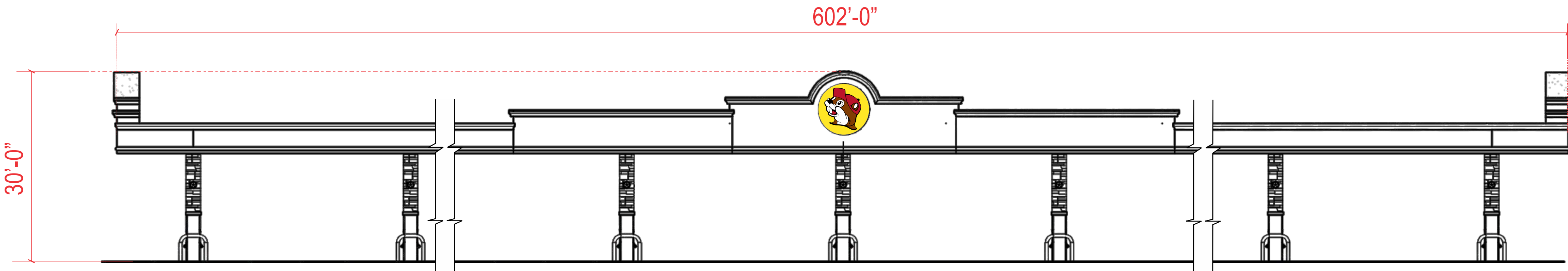


2 FUEL CANOPY 1 - SOUTH ELEVATION 3/32" = 1'-0"



3 FUEL CANOPY 1 - WEST ELEVATION 3/32" = 1'-0"

17 (BAYS x 34') +(2 OVERHANGS x 12') = 568'



4 FUEL CANOPY 1 - EAST ELEVATION 3/32" = 1'-0"



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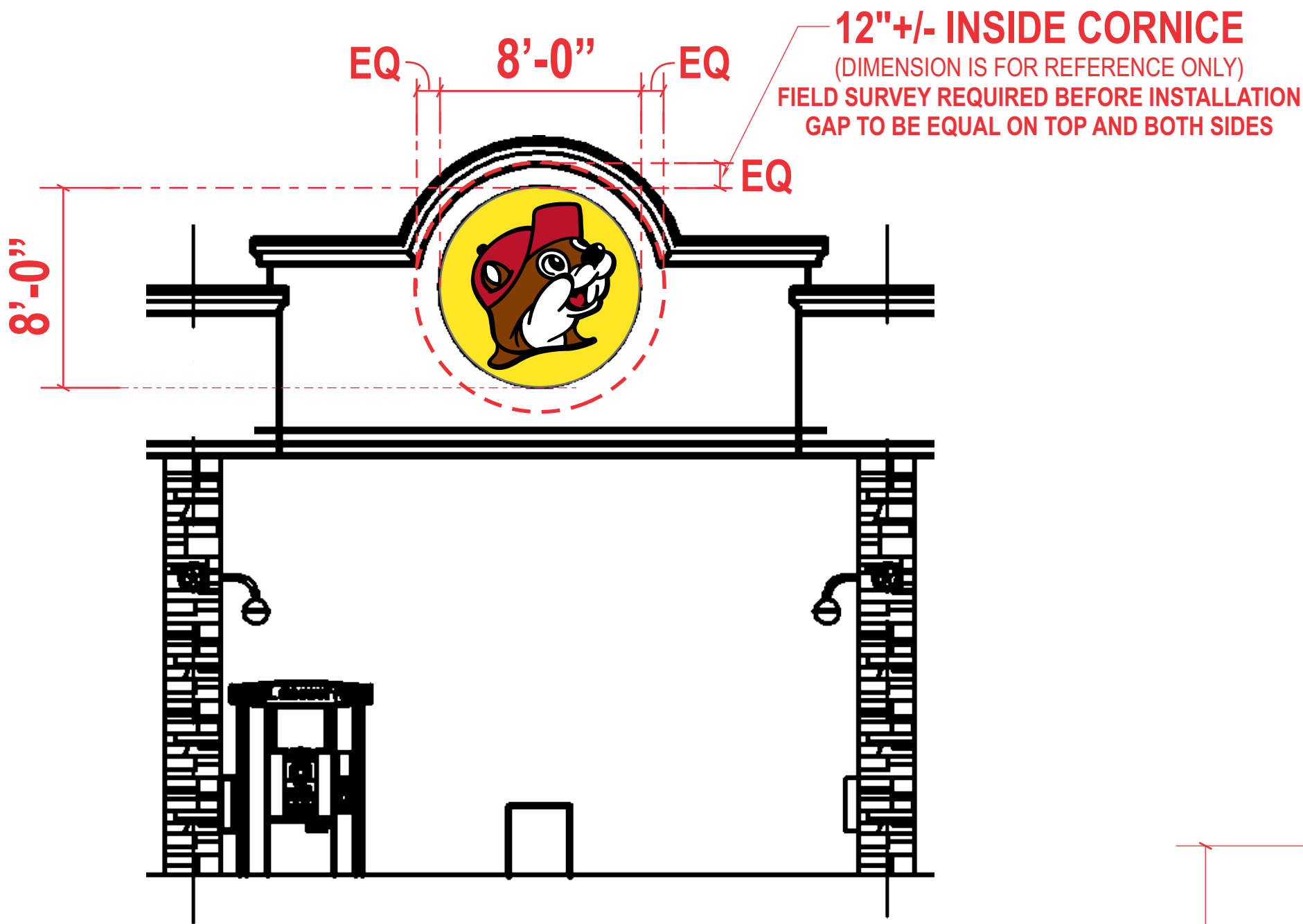
Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

Project ID#: 136748
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

REVISION
R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 &7
R1 05/02/24 JR - Updated site plan

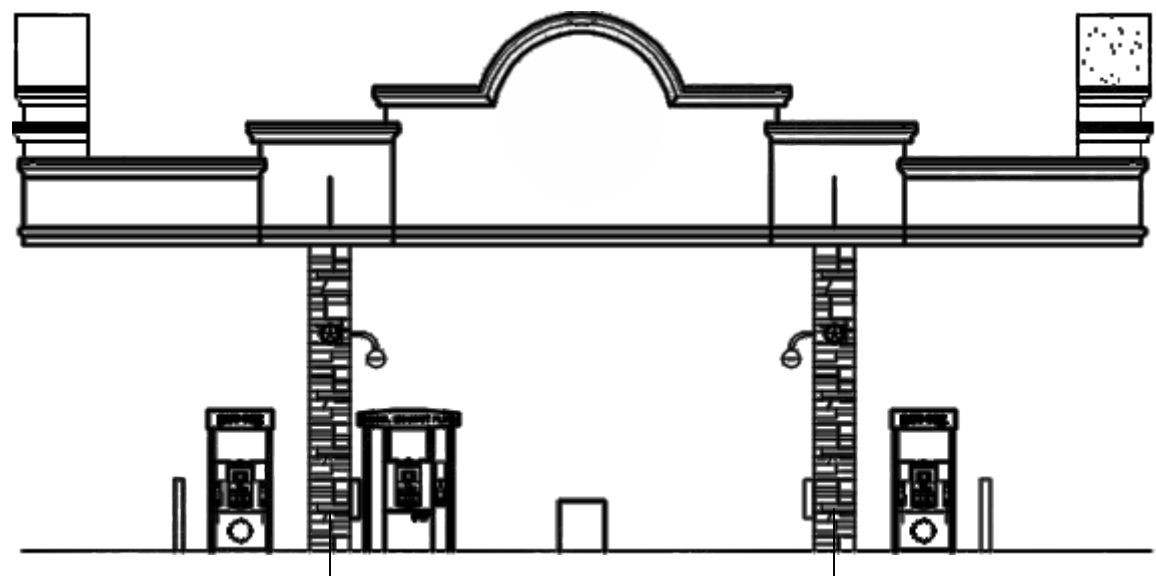
Fuel Canopy 1
SG-08

LOGO:
50.24 SQ. FT. (ea.)

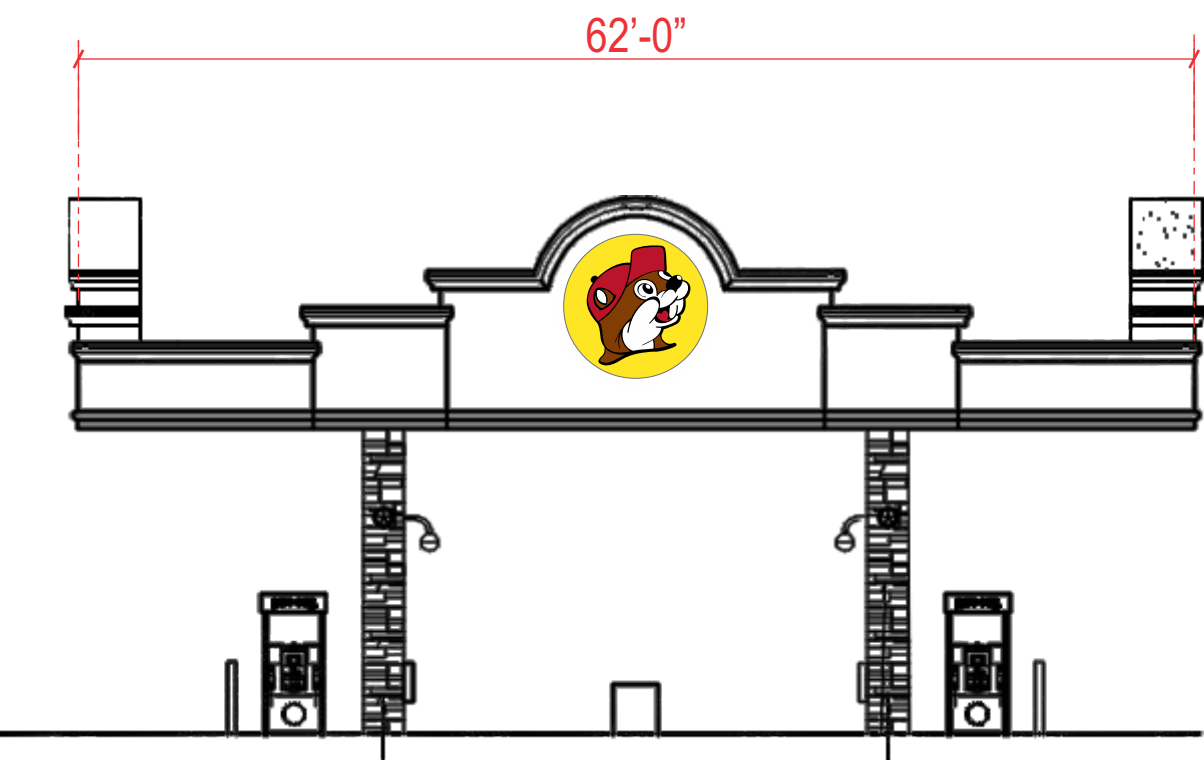


CANOPY LOGO DETAIL (TYP.)
SCALE: 3/16"=1'-0"

NOTE: 12" IS FOR REFERENCE ONLY. LOGO IS TO BE PLACED AS PRESENTED IN DRAWING. THE GAP BETWEEN BOTH LEFT AND RIGHT IS TO BE EQUAL DISTANCE FROM THE TOP. SAME AS LEFT AND RIGHT SIDE. THE AREA AROUND THE LOGO TO BE EQUAL AROUND THE ARCH.

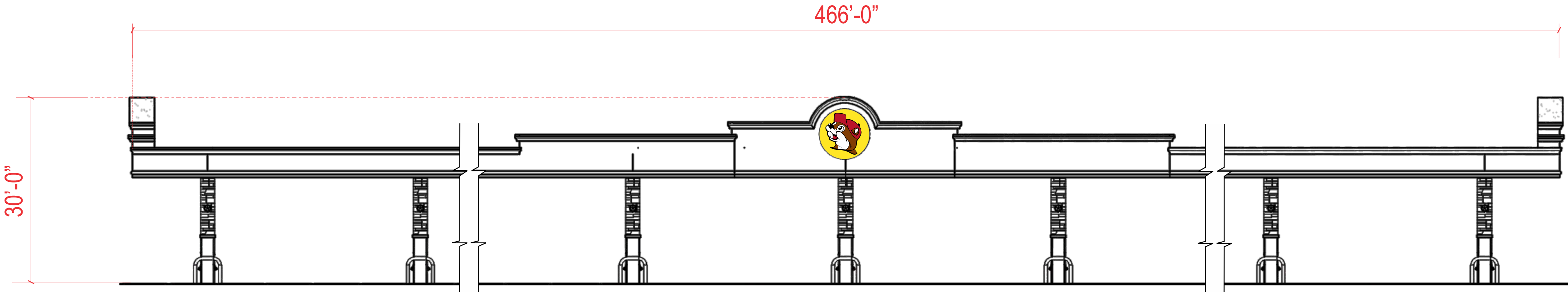


5 FUEL CANOPY 2 - NORTH ELEVATION 3/32" = 1'-0"

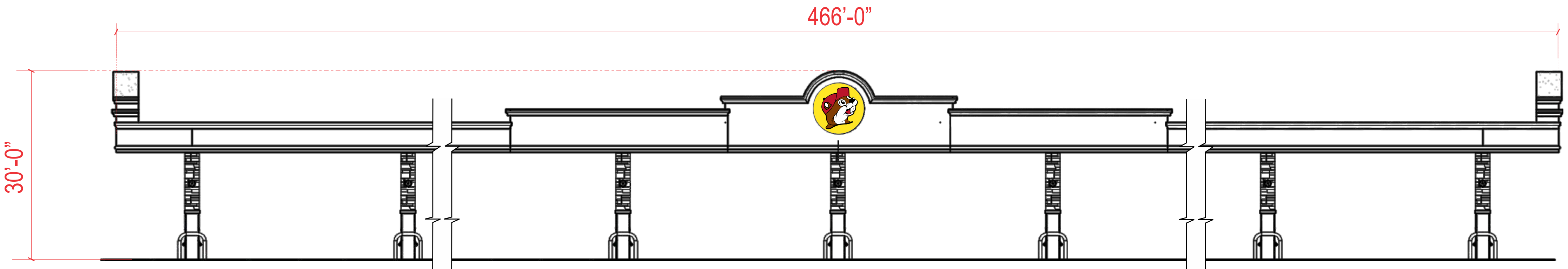


6 FUEL CANOPY 2 - SOUTH ELEVATION 3/32" = 1'-0"

FUEL CANOPY 2



7 FUEL CANOPY 2 - WEST ELEVATION 3/32" = 1'-0"



8 FUEL CANOPY 2 - EAST ELEVATION 3/32" = 1'-0"



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Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

Project ID#: 136748
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

REVISION
R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 &7
R1 05/02/24 JR - Updated site plan

Fuel Canopy 2
SG-09

SCALE: 3/4" = 1'-0"



SCALE: 3/16"=1'-0"

NOTE: 12" IS FOR REFERENCE ONLY. LOGO IS TO BE PLACED AS PRESENTED IN DRAWING. THE GAP BETWEEN BOTH LEFT AND RIGHT IS TO BE EQUAL DISTANCE FROM THE TOP. SAME AS LEFT AND RIGHT SIDE. THE AREA AROUND THE LOGO TO BE EQUAL AROUND THE ARCH.

ELECTRICAL REQUIREMENTS

8' Single Face Cabinet
(1) 120 volt circuit
(1) @ 2.13 amps per cabinet



This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
- The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

 ARLON 33 RED • PMS 485c
 ARLON 63 RUST • PMS 483c
 ARLON 15 YELLOW • PMS 109c
 ARLON 22 BLACK WHITE

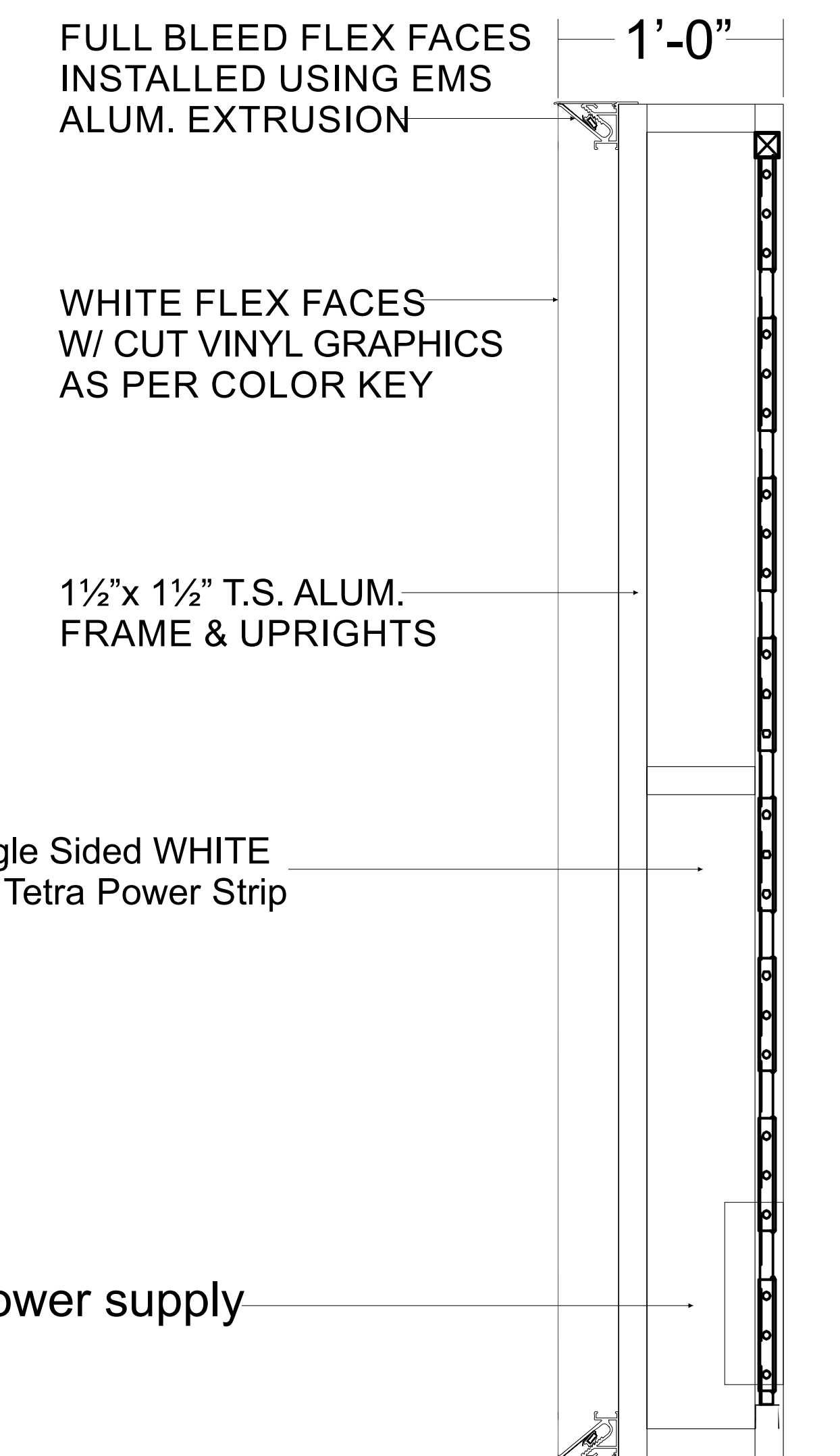


- MFG. & INSTALL:
SIX (6) INTERN. ILLUM. CABINETS W/ FLEX FACES.
THREE (3) W/ LOGOS FACING RIGHT - THREE (3) FACING LEFT
TO BE INSTALLED FLUSH ONTO GAS STATION CANOPY

- FACES: FULL BLEED WHITE FLEX FACE W/ CUT VINYL GRAPHICS AS PER COLOR KEY
- RETURNS: ALUM., 12" DEEP PTD. BLACK
- BACKS: ALUM. PTD. BLACK
- ILLUMINATION: GE Tetra Max Power Strips
- INSTALLATION: FLUSH MOUNT TO WALL FASCIA
(GAS STATION CANOPY)

Diagram illustrating the back of the sign structure, showing the following components:

- EMS 305 RETRO FRAME EXTRUSION & EMS 320 FULL BLEED RETAINER
- WHITE FLEX FACE W/ VARIOUS CUT VINYL GRAPHICS
- #66 RIVET
- SQ. TUBING



8'-0" LOGO CABINET DETAIL - NTS



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Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

Project ID#: **136748**
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

NO	R1	04/23/24	JR - Removed install detail from bldg elevations pages 5,6 &7
	R1	05/02/24	JR - Updated site plan

Canopy Logo

SG-10

DEVISION

11.78 SQ. FEET

SCALE: 3" = 1'-0"

QTY: FOUR (4)



ETHANOL FREE SIGN

- **MFG. & INSTALL:**
FOUR (4) ETHANOL FREE SIGNS
NON-ILLUMINATED .125" ALUM. PANEL PTD BLUE
W/ WHITE VINYL LETTERING APPLIED
INSTALL FLUSH ON EXISTING GAS CANOPY

COLOR SPECS

- ☒ PROCESS CYAN
- ☐ WHITE



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Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

Project ID#: **136748**
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

REVISION	R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 &7
	R1 05/02/24 JR - Updated site plan
	Ethanol Free
	SG-11

11.78 SQ. FEET

SCALE: 3" = 1'-0"

QTY: FOUR (4)



DEF SIGN

- **MFG. & INSTALL:**
FOUR (4) DEF SIGNS
NON-ILLUMINATED .125" ALUM. PANEL PTD BLUE
W/ WHITE VINYL LETTERING APPLIED
INSTALL FLUSH ON EXISTING GAS CANOPY

COLOR SPECS

- PMS 072 BLUE
- WHITE



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Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

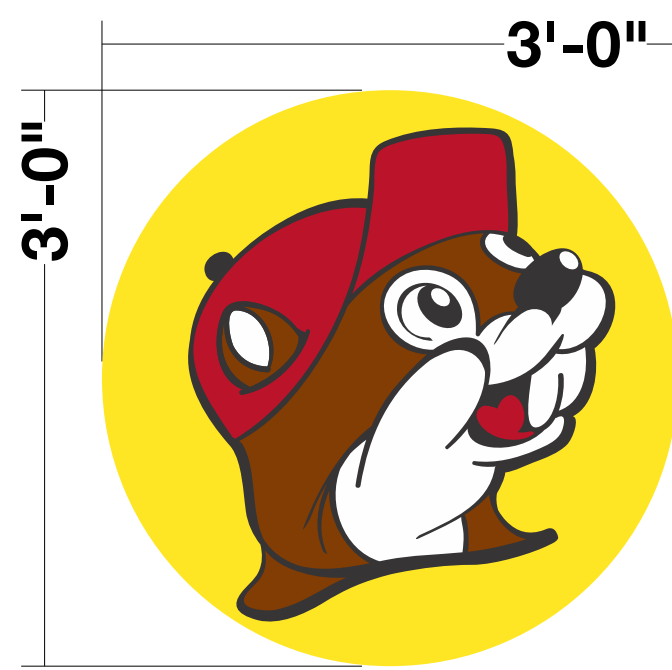
Project ID#: **136748**
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

REVISION
R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 &7
R1 05/02/24 JR - Updated site plan

DEF Panels
G-12

24.5 SQ./FT. (BUC-EE S)

9.0 SQ./FT. (EACH LOGO)



Sign Layout Detail

Scale: 1" = 1'-0"

200% SPACING

MFG. & INSTALL:

ONE (1) SET OF 28" INTERN. ILLUM. RED LED CHANNEL LETTERS, BUC-EE S TO BE INSTALLED IN THE STORE INTERIOR

FACES: 2283 RED ACRYLIC
TRIMCAP: 1" RED JEWELITE
RETURNS: 5" DEEP ALUM. PRE-FINISHED RED
BACKS: ALUM. PTD. RED
LIGHTING: RED LED
INSTALL: FLUSH MOUNTED ON WALL FASCIA

COLOR SPECS

- 2283 RED ACRYLIC
- 2" RED TRIM-CAP
- 5" PRE-FINISHED RED RETURNS

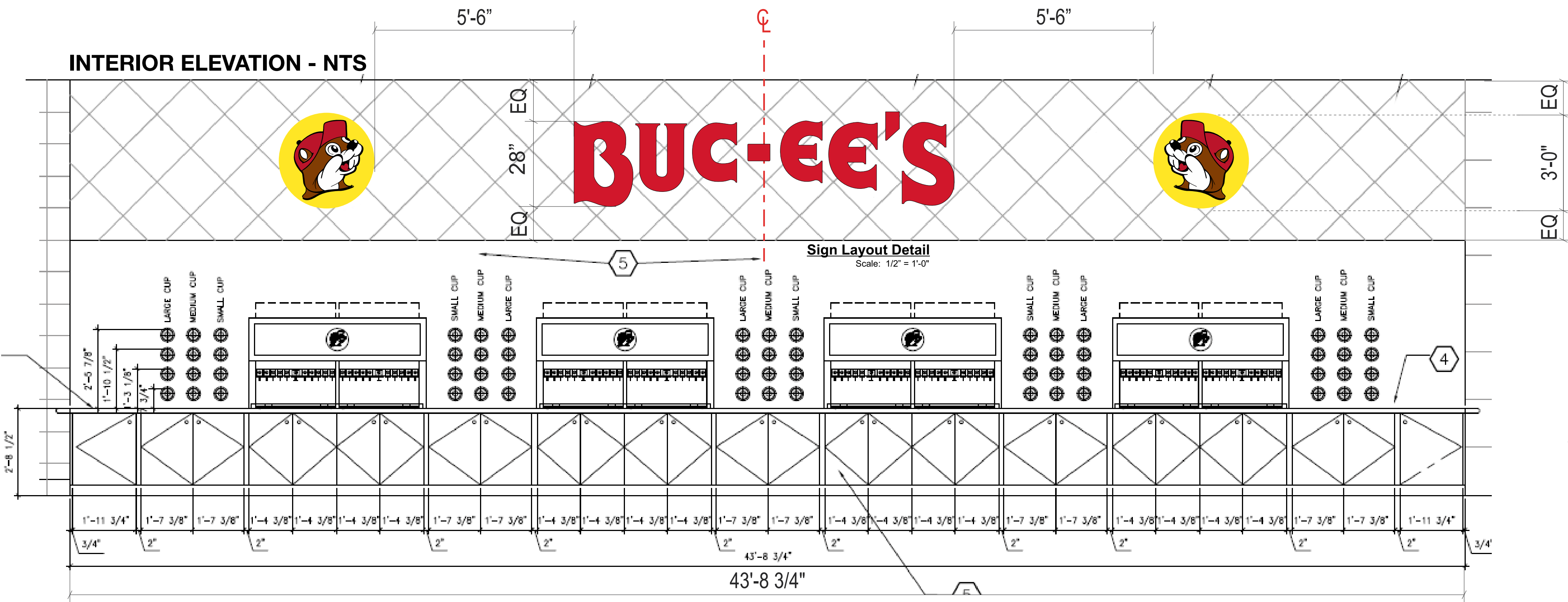
MFG. & INSTALL:

TWO (2) INTERN. ILLUM. LOGO CABINETS W/ WHITE FLAT ACRYLIC FACES OVERLAID W/ CUT VINYL GRAPHICS AS PER COLOR KEY INSTALLED IN THE STORE INTERIOR

FACES: 7328 WHITE ACRYLIC
TRIMCAP: 1" BLACK JEWELITE
RETURNS: 5" DEEP ALUM. PRE-FINISHED BLACK
BACKS: ALUM. PTD. BLACK
LIGHTING: WHITE LED
INSTALL: FLUSH MOUNTED ON WALL FASCIA

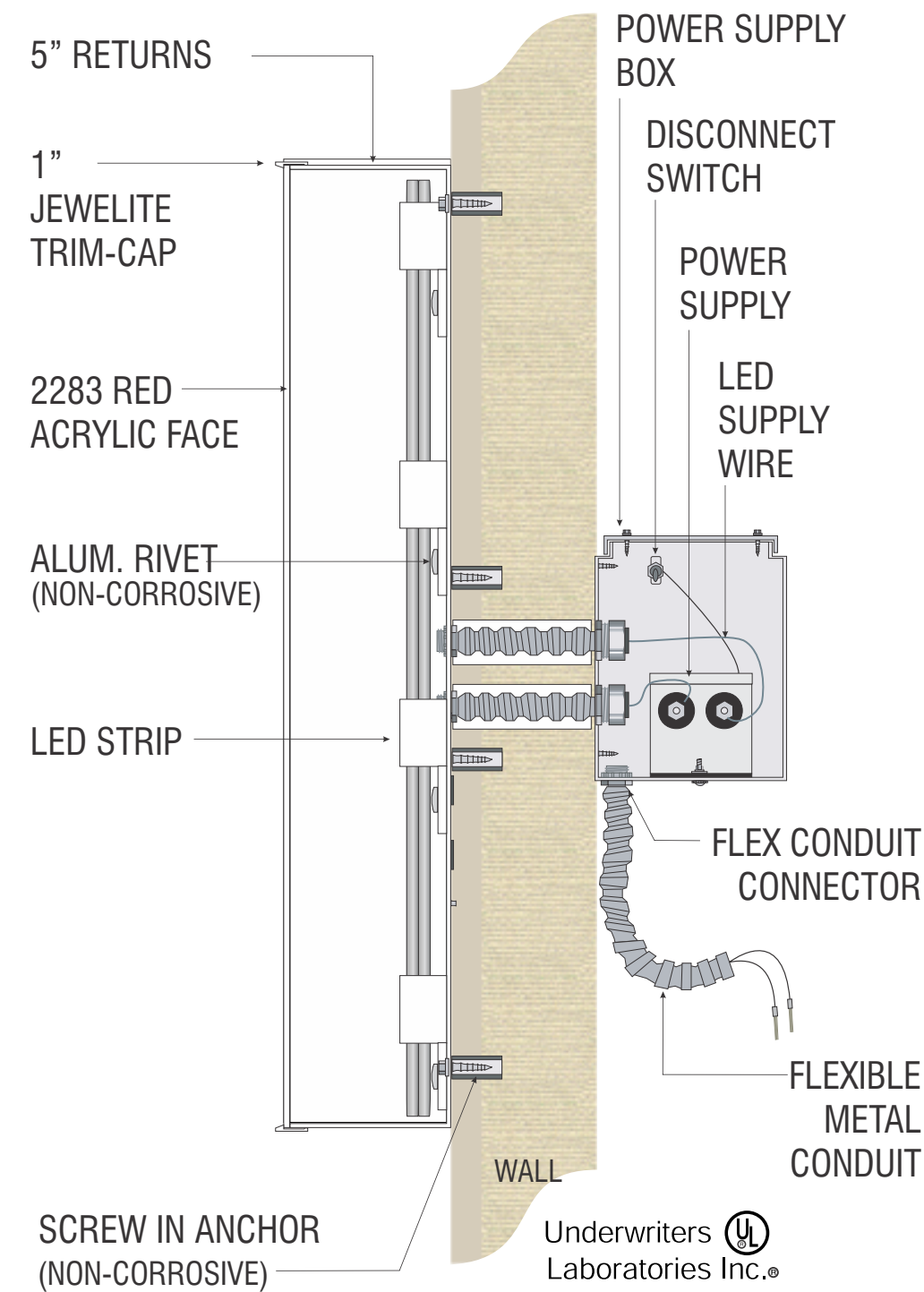
COLOR SPECS

- ARLON 33 RED PMS 485c
- ARLON 63 RUST PMS 483c
- ARLON 15 YELLOW PMS 109c
- BLACK
- WHITE



ELECTRICAL REQUIREMENTS

- 28" Set of Channel letters
- (2) 3' Logos
- (1) 120 volt circuit
- (1) @ 4 amps total



CHANNEL LETTERS FLUSH MOUNTED W/ REMOTE POWER SUPPLY(S)



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Buc-ee's
Interstate Highway 70 & Alt IH-70
Huber Heights, OH

Project ID#: 136748
Project Mgr: Brenda Beams
Designer: JR
Created on: 04/22/2024

REVISION R1 04/23/24 JR - Removed install detail from bldg elevations pages 5,6 &7
R1 05/02/24 JR - Updated site plan

Interior
SG-13



BUC-EE'S®



HUBER HEIGHTS, OH
SIGN PRESENTATION

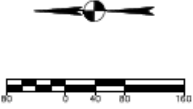


BUC-EE'S HUBER HEIGHTS: CONCEPTUAL SITE PLAN RENDERING
JUNE 2024



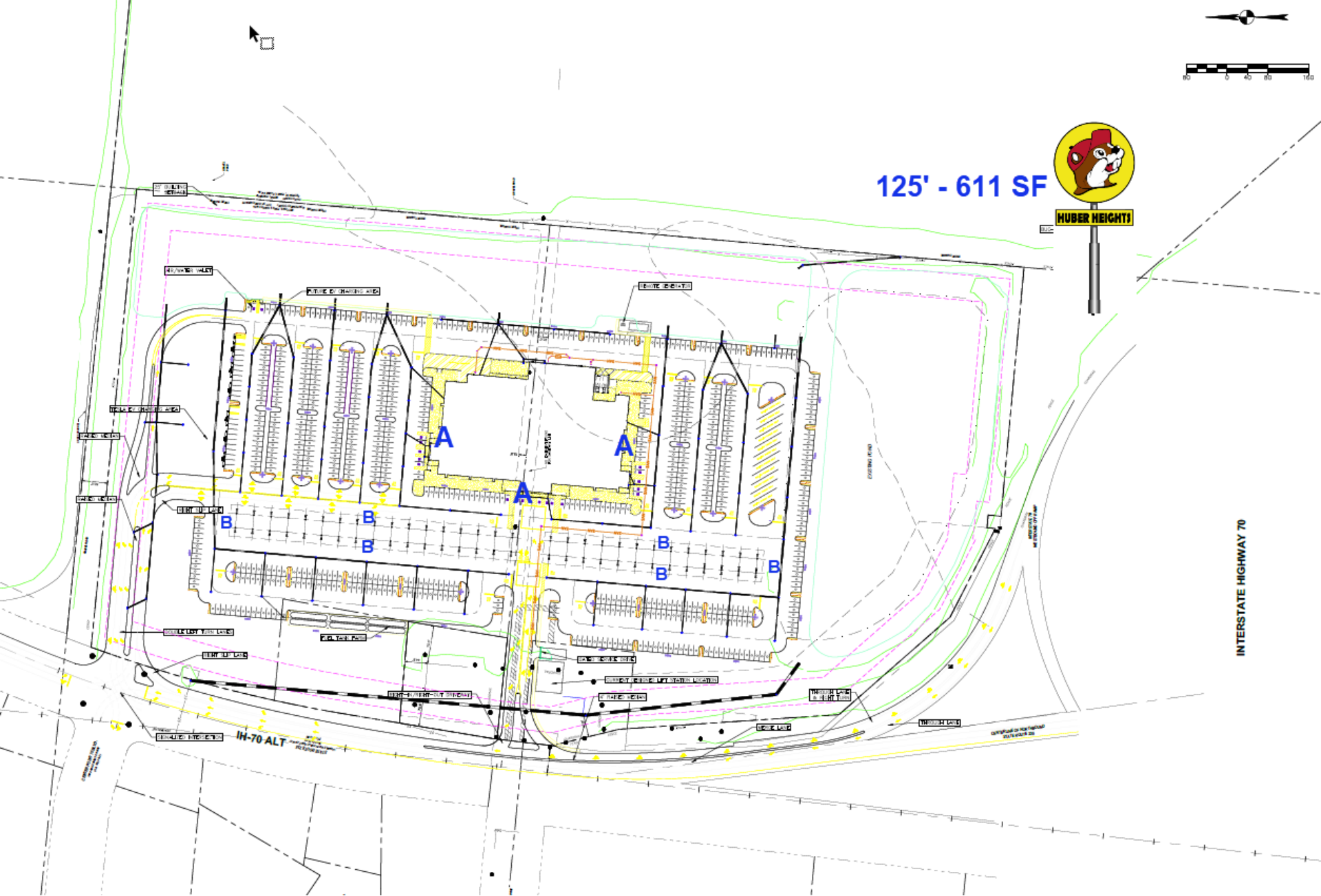
HUBER HEIGHT

INTERSTATE HIGHWAY 70



HUBER HEIGHTS

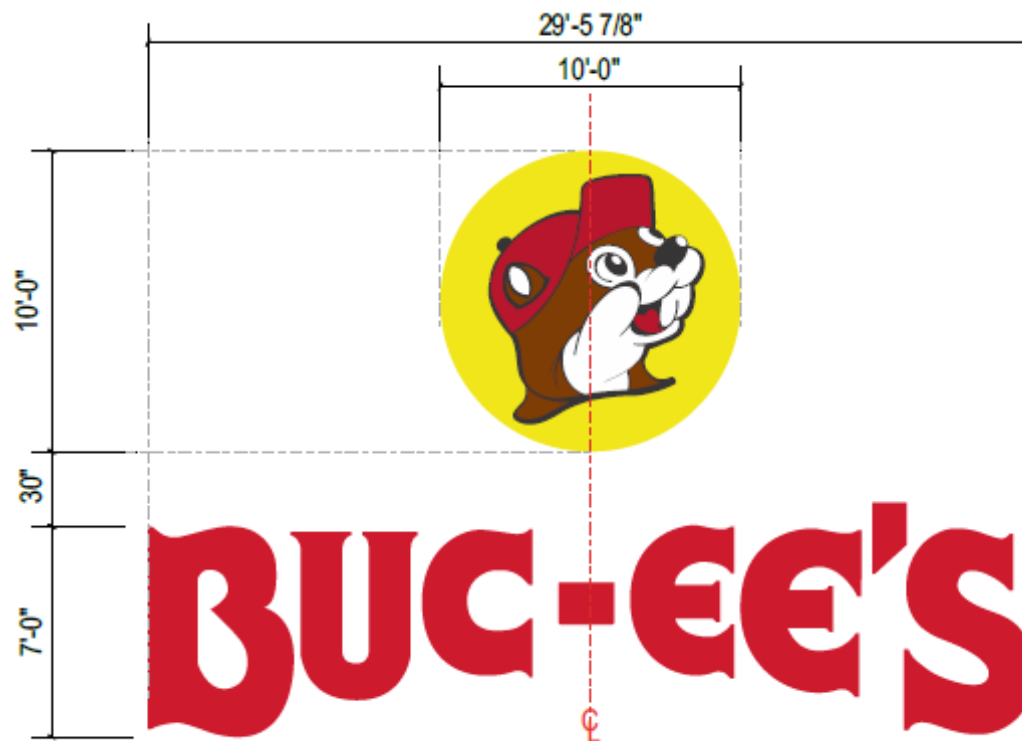
125' - 611 SF



284.92 SQ. FT.

WALL SIGNS

Sign Type A



LOGO COLOR SPECS

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- ARLON 22 BLACK □ WHITE

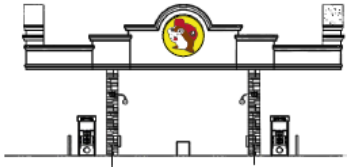
LETTER COLOR SPECS

- 2283 RED ACRYLIC
- 2" RED TRIMCAPS
- 5" PRE-FINISHED RED RETURNS

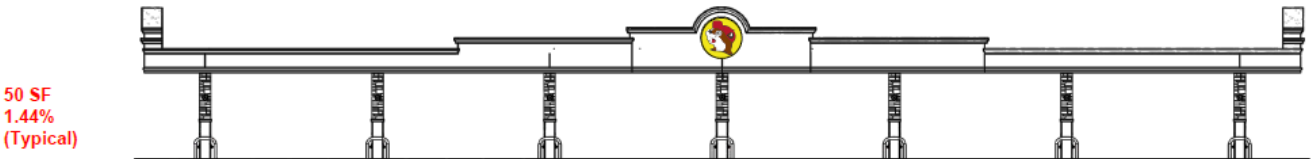
TYPICAL FUEL CANOPY
Sign Type B



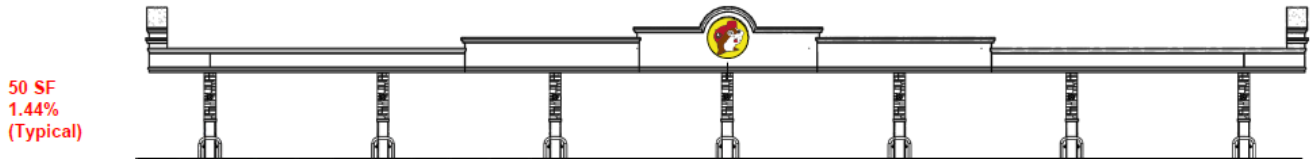
3 FUEL CANOPY 2 - EAST ELEVATION 3/32" = 1'-0"



4 FUEL CANOPY 2 - WEST ELEVATION 3/32" = 1'-0"



5 FUEL CANOPY 2 - NORTH ELEVATION 3/32" = 1'-0"



6 FUEL CANOPY 2 - SOUTH ELEVATION 3/32" = 1'-0"

TYPICAL CANOPY COVERAGE TOTAL: 3.53%



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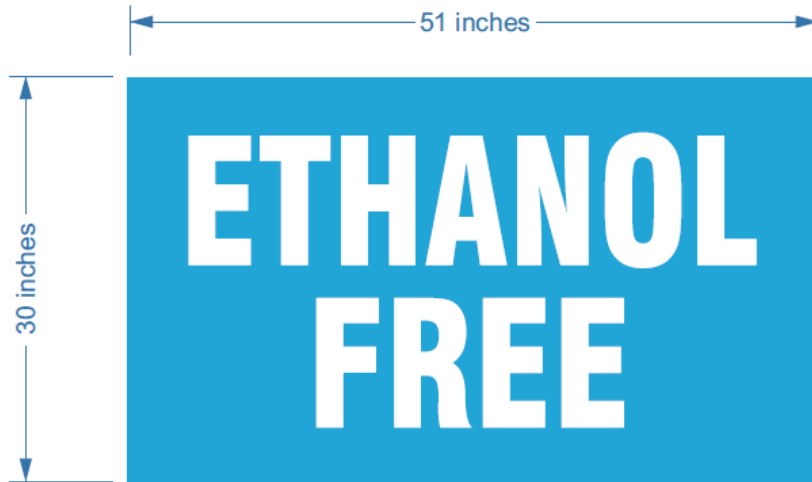
Project ID#: 133295
Project Mgr: Brenda Beams
Designer: JR
Created on: 01/04/2023

REVISION	R1

11.78 SQ. FEET

SCALE: 3" = 1'-0"

Sign Type C



ETHANOL FREE SIGN

• **MFG. & INSTALL:**

FIVE (5) ETHANOL FREE SIGNS
NON-ILLUMINATED .125" ALUM. PANEL PTD BLUE
W/ WHITE VINYL LETTERING APPLIED
INSTALL FLUSH ON EXISTING GAS CANOPY

COLOR SPECS

■ PROCESS CYAN

□ WHITE



DEF SIGN

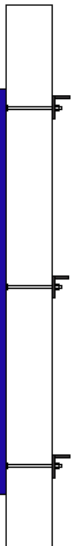
• **MFG. & INSTALL:**

FIVE (5) DEF SIGNS
NON-ILLUMINATED .125" ALUM. PANEL PTD BLUE
W/ WHITE VINYL LETTERING APPLIED
INSTALL FLUSH ON EXISTING GAS CANOPY

COLOR SPECS

■ PMS 072 BLUE

□ WHITE



QTY: TEN (10)



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Buc-ee's

Project ID#:
Project Mgr:
Designer:
Created on:

REVISION

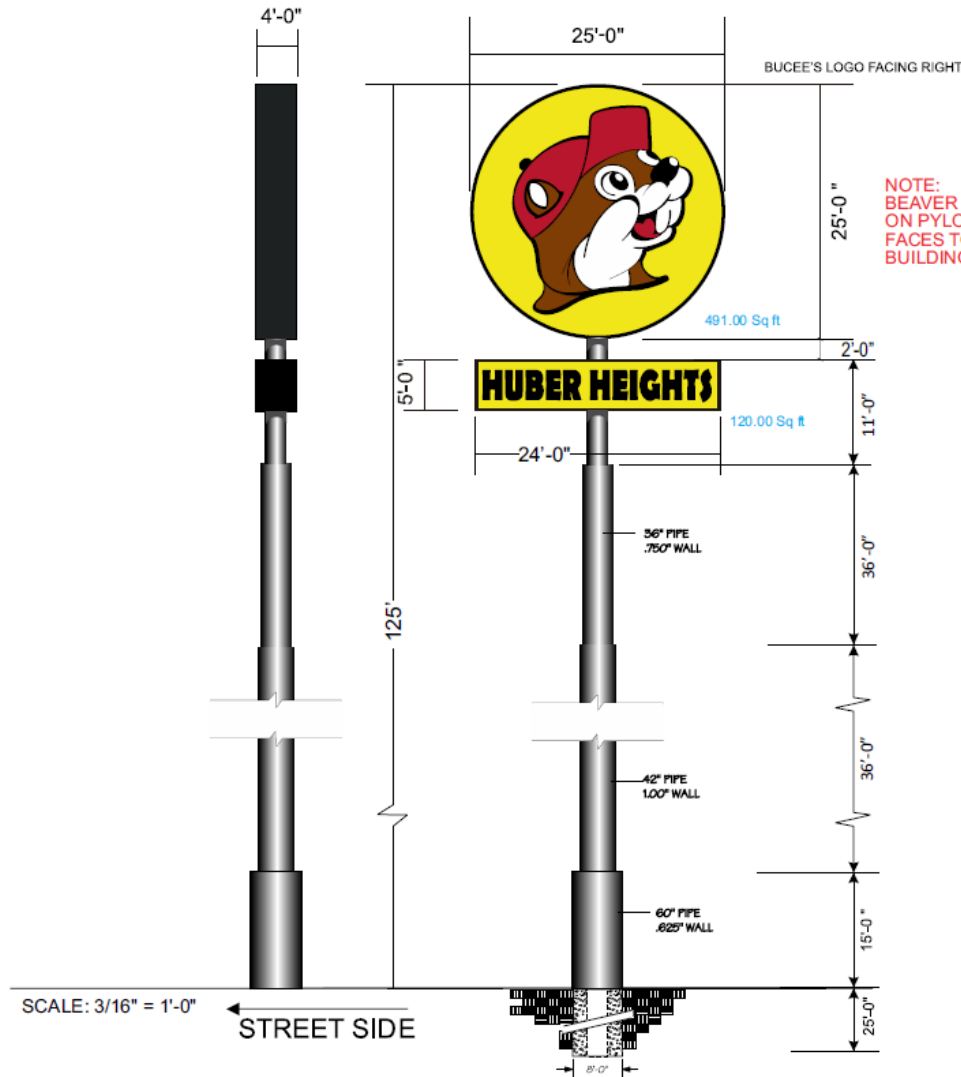
R

Ethanol
Free / DEF
SG-12

611.00 SQ. FT.

25' LOGO &
5'-0" x 24'-0" HUBER HEIGHTS PANEL
125' OAH

NOTE: PYLON SIGN
LOCATION TO BE
DETERMINED



NOTE:
BEAVER LOGO
ON PYLON SIGN
FACES TOWARDS
BUILDING →



NOTE:
BEAVER LOGO
ON PYLON SIGN
FACES TOWARDS
BUILDING ←

OPPOSITE VIEW
LOGO FACES LEFT

LOGO COLOR SPECS

■ ARLON 33 RED • PMS 485c

■ ARLON 63 RUST • PMS 483c

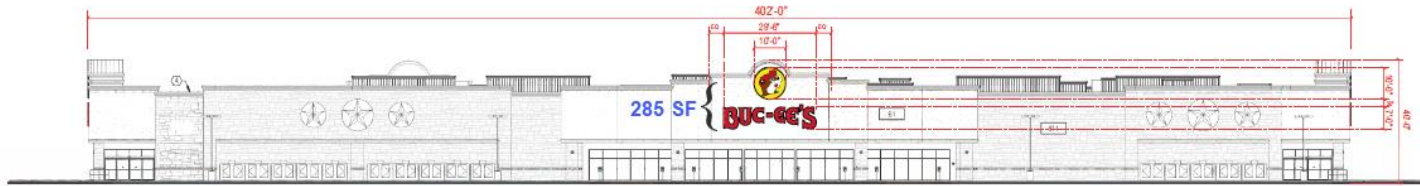
■ ARLON 15 YELLOW • PMS 109c

■ BLACK □ WHITE

NOTE:

The orientation notation (Placed on all sign construction plans) needs to be "as directed by GC on date of installation" and the GC needs to take responsibility for checking with us on how we want the orientation to be.

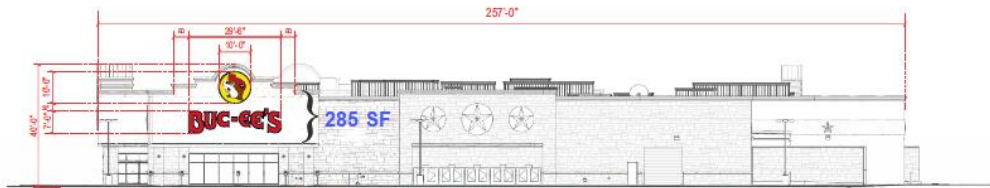




1 EXTERIOR ELEVATION - MAIN ENTRANCE / WEST

1/16" = 1'-0"

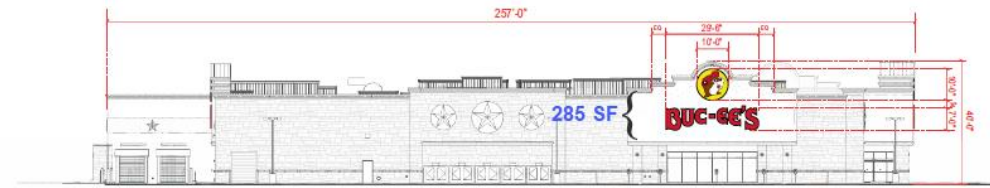
PROPOSED:
2.39%



2 EXTERIOR ELEVATION - CONVENIENCE ENTRANCE / SOUTH

1/16" = 1'-0"

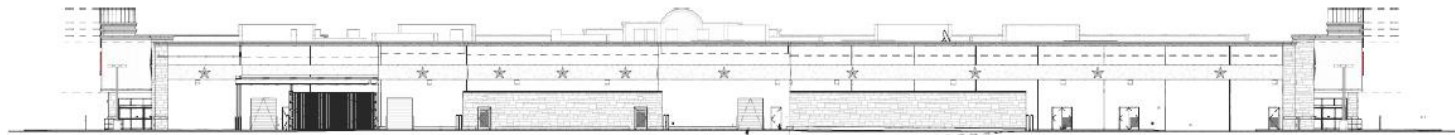
PROPOSED:
3.85%



3 EXTERIOR ELEVATION - MERCHANDISE ENTRANCE / NORTH

1/16" = 1'-0"

PROPOSED:
3.85%



4 EXTERIOR ELEVATION - MAIN ENTRANCE / EAST

WALL FACE AREA: 11,907 SF
SCALE" NTS

1/16" = 1'-0"

PROPOSED:
0%

ORDINANCE
ALLOWANCE:
150 SF TOTAL
BETWEEN ALL SIDES

PROPOSED:
855 SF TOTAL
BETWEEN ALL SIDES

**BUC-EE'S HUBER HEIGHTS: ALLOWED BY ORDINANCE &
PROPOSED**

JUNE 2024





HUBER HEIGHTS, OH - SIGN ANALYSIS

BUC-EE'S TRAVEL CENTER			SIGN SQUARE FOOTAGE PER WALL				
74K BUILDING SIGNS	LF	Area (SF)	Buc-ee's	Beaver	DEF/ETH	Total	Coverage
Front Entrance Wall	441	11,907	206.42	78.50	-	284.92	2.39%
Rear Building Wall	441	11,907			-	-	0.00%
Side Entrance Wall	274	7,398	206.42	78.50	-	284.92	3.85%
Side Entrance Wall	274	7,398	206.42	78.50	-	284.92	3.85%
Subtotal Building		38,610	619.26	235.50	-	854.76	2.21%
FUEL CANOPIES (2)							
Canopy Front		5,209	-	100.00	44.00	144.00	2.76%
Canopy Side		806	-	50.00	22.00	72.00	8.93%
Canopy Back		5,209	-	100.00	44.00	144.00	2.76%
Canopy Side		806	-	50.00	-	50.00	6.20%
Subtotal Canopy		12,030	-	300.00	110.00	410.00	3.41%
CUMULATIVE WALL COVERAGE		50,640	619.26	535.50	110.00	1,264.76	2.50%

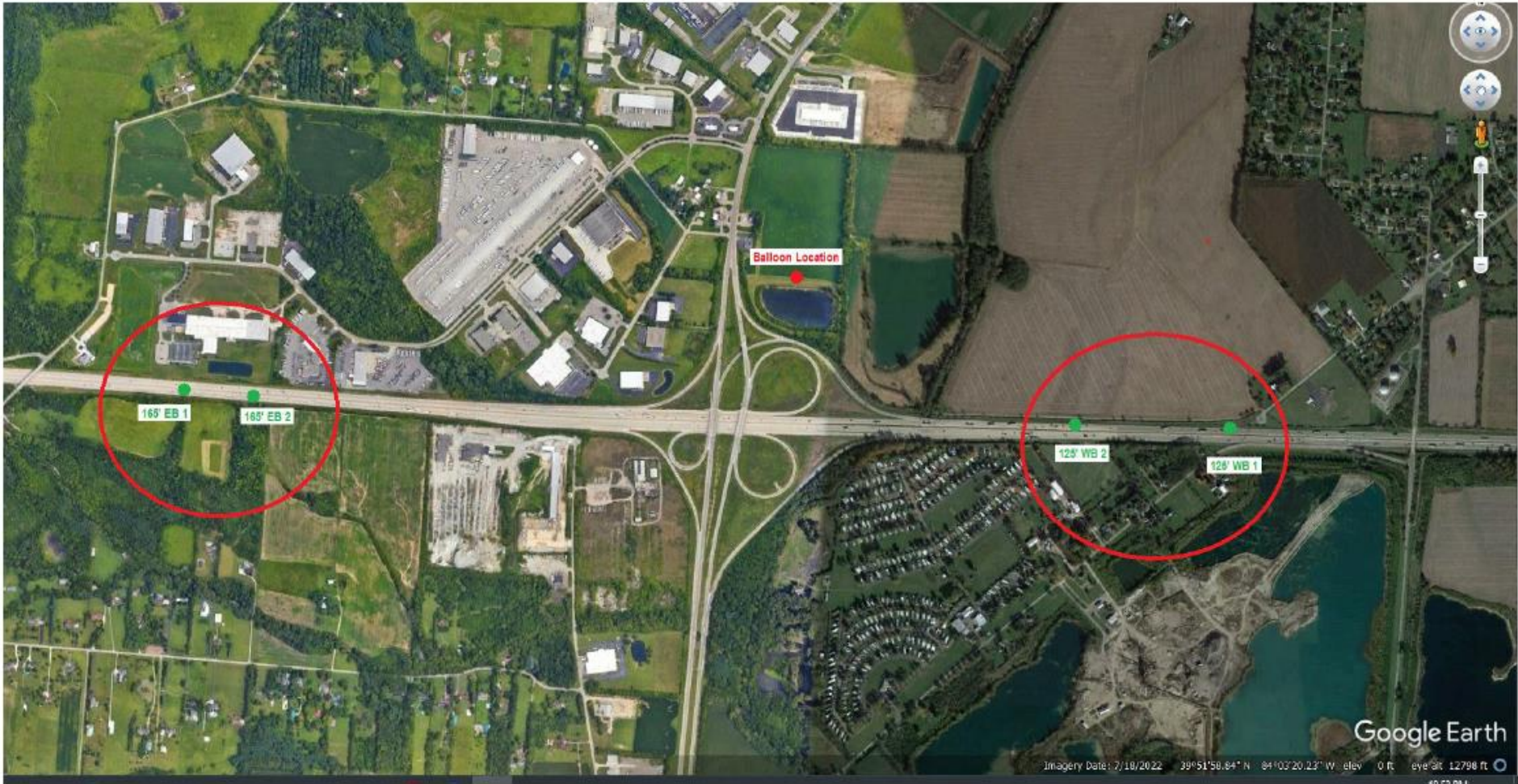
ORDINANCE / PROPOSED COMPARISON

PER ORDINANCE	Area	Height
Ground Sign 1	200	40
Ground Sign 2	75	6
	<hr/> 275	46
Wall Sign 1	38	
Wall Sign 2	38	
Wall Sign 3	38	
Wall Sign 4	38	
	<hr/> 150	
Total Number of Signs	6	
Total Area of Sign	425	
Total Height of Sign	46	

PROPOSED	Area	Height
Ground Sign 1A	491	125
Ground Sign 1B (+City Panel)	611	125
Wall Sign 1	285	
Wall Sign 2	285	
Wall Sign 3	285	
	<hr/> 855	
Total Number of Signs	4	
Total Area of Sign	1,466	
Total Height of Sign	125	

BUC-EE'S HUBER HEIGHTS SIGN COMPARISON

LOCATION	HEIGHT	BUTTON	CITY PANEL	TOTAL	VARIANCE	ORDINANCE	NOTES
Crossville TN	150	707	133	840	N	NA	
Calhoun GA	150	491	113	604	Y	100/300	
Daytona Beach, FL	125	491	195	686	Y	100/400	
Ocala, FL	125	491	110	601	Y	55/600	
Athens AL	125	491	90	581	Y	70/300	Ordinance Revision
St. Johns FL	100	298	0	298	Y	75/300	Bldg signs received variance for size/number
Sevierville TN	100	491	163	654	Y	100/300	
Richmond KY	100	491	110	601	Y	40/NA	
Florence SC	100	452	125	577	Y	NA	Bldg signs received variance for size/number
Warner Robins GA	100	491	163	654	Y	30/300	Ordinance Revision
Springfield MO	70	415	125	540	Y	70/600	Measured from interchange elevation
Auburn AL	70	415	90	505	Y	100/300	Measured from interchange elevation
AVERAGE	110	477	117	551			



BALLOON SIGHTING AERIAL

East Bound: Balloon could not be seen until at a height of 165' and it was limited

West Bound: Balloon at a height of 125' can be seen; will require trimming/clearing of property to east

First Sight of Balloon at 165' Traveling East Bound



Last Sight

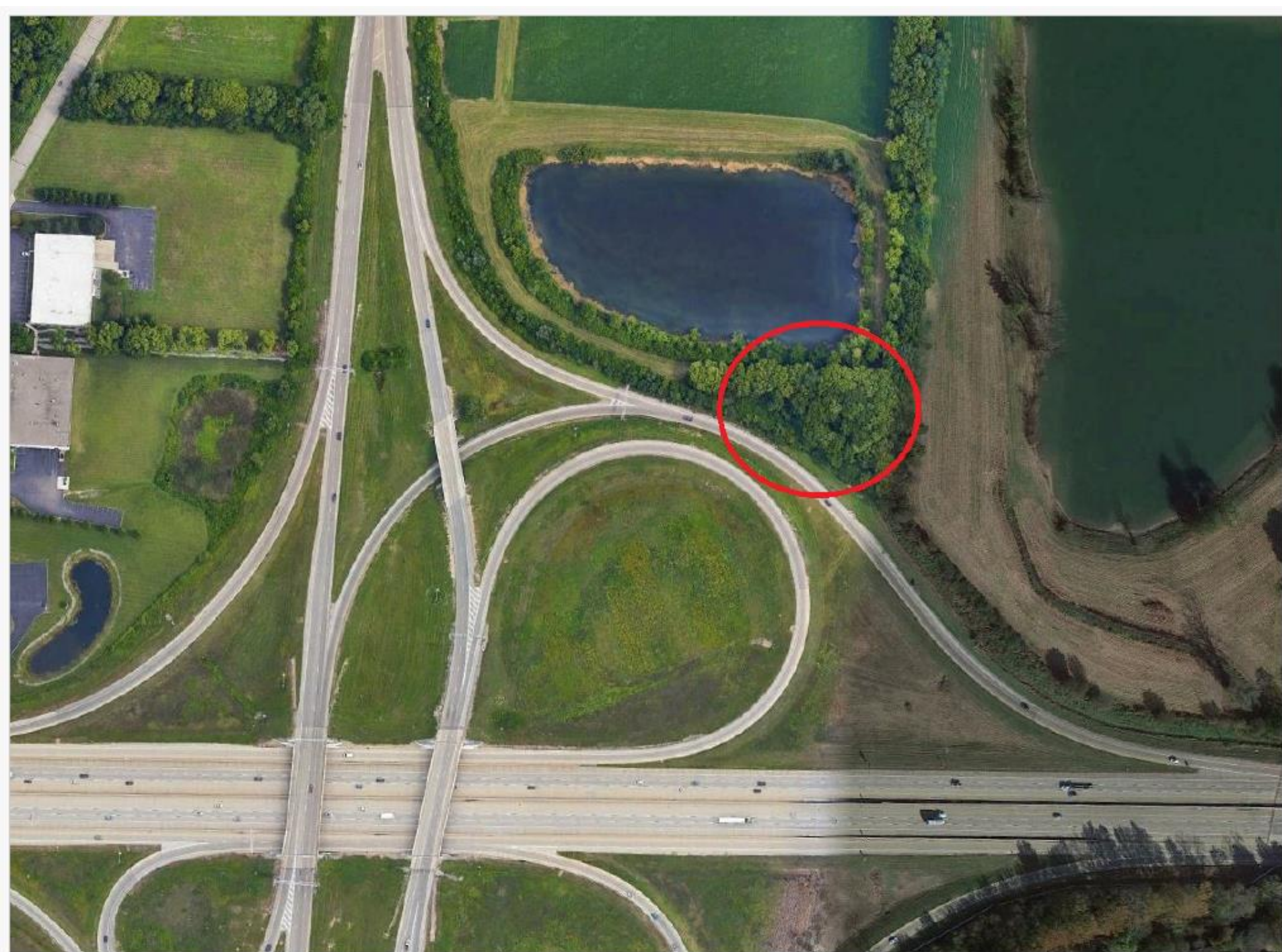


First Sight of Balloon at 125' Traveling West Bound



Last Sight





AI-10166

9. A.

Planning Commission

Meeting Date: 07/09/2024

Minutes

Information

Agenda Title

Without objection the minutes of the June 11, 2024, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

**Planning Commission
June 11, 2024, Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.
- II. Present at the meeting: Mr. Cassity, Mr. Jeffries, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Members absent: None

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

- V. **Swearing of Witnesses** Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

None.

VII. New Business

- 1. **RECORD PLAN - The applicant, BP-OTP, LLC, is requesting approval of a record plan creating two tracts and dedicating additional public right of way. Property is located at 4949 Chambersburg Road (RP 24-10).**

Mr. Sorrell stated that this application creates two lots and expands associated right-of-way that will facilitate the construction of the previously approved Wawa convenience store.

This application is the final step required for the development of the Wawa convenience store. This replat creates two lots and expands the existing public right of way consistent with the adopted thoroughfare plan.

Tract A contains 5.6895 acres. This lot is the site of the Wawa convenience store that is currently under construction.

Tract B contains 2.0759 acres. This land is currently vacant and may be developed in the future.

Planning Commission Meeting

June 11, 2024

Access to Tract A and B from Old Troy Pike will be through a 30-foot shared driveway. The proposed replat meets all requirements of the subdivision regulations.

Fire: Approves the replat as submitted.

City Engineer: Approves the replat as submitted.

Staff recommends approval of the application as submitted.

Action

Ms. Thomas moved to approve the request by the applicant, BP-OTP, LLC, for approval of a Record Plan (RP 24-10) in accordance with the recommendation of Staff's Memorandum dated May 29, 2024, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Vargo, Mr. Cassity, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

2. **RECORD PLAN - The applicant, ADMIRAL ENGINEERING, is requesting approval of a record plan that consolidates 24 lots. Property is located at 6166 Apache Street (RP 24-11).**

Mr. Sorrell stated that this application consolidates 24 lots and previously vacated streets into one lot. This lot consolidation will make future building expansions easier because the expansions will not cross existing lot lines.

This application is a straightforward lot consolidation that meets all requirements of the subdivision and zoning regulations.

Fire: Approves the replat as submitted.

City Engineer: Approves the replat as submitted.

Staff recommends approval of the application as submitted.

Action

Mr. Cassity moved to approve the request by the applicant, ADMIRAL ENGINEERING, for approval of a Record Plan (RP 24-11) in accordance with the recommendation of Staff's Memorandum dated May 29, 2024, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Vargo, Mr. Cassity, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

3. **RECORD PLAN - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval to vacate Middleton Court and create one single lot. Property is located at 5001 Taylorsville Road (RP 24-12).**

Planning Commission Meeting

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Mr. Sorrell stated that to facilitate the construction of a new public works building and grounds, Middleton Court must be vacated.

This application is the first step in vacating Middleton Court. If the vacation is approved by the City Council, the existing right of way ownership will transfer to the City since the City owns the land contiguous to the street.

Once the vacation ordinance is recorded the land will be replatted into one single lot. The vacation of Middleton Court is required to be completed before the new public works building can be occupied.

Fire:

City Engineer: No comments

Staff recommends approval of the application as submitted.

Action

Ms. Vargo moved to approve the request by the applicant THE CITY OF HUBER HEIGHTS, for approval of a Record Plan (RP 24-12) in accordance with the recommendation of Staff's Memorandum dated June 7, 2024, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Vargo, Mr. Cassity, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

VIII. Additional Business

None

IX. Approval of the Minutes

Without objection, the minutes of the May 14, 2024, Planning Commission meetings are approved.

X. Reports and Calendar Review

Villages of Westport, now Canal Heights
Buc-ee's in August
Reverb closed on property

XI. Upcoming Meetings

July 9, 2024
August 13, 2024

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:25 p.m.

Planning Commission Meeting
June 11, 2024

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date